Town of Stratton
Zoning Board of Adjustment Meeting Minutes
Stratton Town Office
Tuesday July 8, 2026

The Town of Stratton Zoning Board of Adjustment conducted a hearing on July 8, 2026, at the Stratton Town Office, 9 West Jamaica Rd. Stratton, VT., regarding an application for a Dimensional Waiver of Distance between road accesses on commonly owned property within the Green Belt Overlay District on Mountain Rd. submitted by John Nault for lot 0800048.

Attendance: ZBA Members: Boomer Walker, Chair, Paul Bernard, Greg Marcucci, DR Holton, and Steve Fletcher. Applicant, John Nault. Cody Hicks, CAH Land Surveying. Beth Liller, ZBA Clerk.

The meeting and hearing were called to order at 7:01 PM by Boomer Walker.

Applicant, John Nault, requested access through the Green Belt Overlay in a location that is less than the required 2000' between access points. Cody Hicks, hired by Mr. Nault, provided a draft map Proposed Subdivision Survey showing the lands of John E Nault & Helen Nault, dated 5/6/2026. This Map is marked as Exhibit A.

The requested access point within the Green Belt Overlay on Exhibit A map shown is 1000', per Cody Hicks, from John Nault's existing driveway on the same side of Mountain Rd. This is an existing cut in, a previously used logging road at some time in the past. Hicks testified to the Board that the use of this location was the logical choice for this reason over creation of new access further down the parcel.

Board members reviewed 1) Exhibit A map 2) The Selectboard's prior approval of Nault's Road Crossing and Access Permit Application through the Town right-of-way (conditioned on meeting all zoning requirements) 3) The Road Foreman's site distance measurements as noted in the Selectboard minutes from 6/8/2026 which was considered as part of the previously approved Road Crossing and Access Permit Application.

After the applicant's testimony and Board discussion, Greg Marcucci motioned to grant the applicant a 1000' waiver of distance for access through the Green Belt Overlay as mapped in Exhibit A; seconded by Paul Bernard. All concurred. The waiver was granted.

Boomer Walker asked for a motion to adjourn, Paul Bernard so moved, DR Holton seconded, all concurred. The meeting was adjourned at 7:42 PM.

Minutes by:

Beth Liller, ZBA Clerk