



Project Review Committee Meeting Minutes

**Tuesday, December 2, 2025 at 3:00 PM
via Zoom**

Members present: Jim Pinkerton (Chair), Stephan Chait (temporary Chair), Bob Bois, Eric Stevens, Pete Silverberg, Cathy Edgerly

Guests present: Jeff Cavignino (Stratton Resort, applicant)

Staff present: Alyssa Sabetto

Called to order at 3:00pm with a quorum present and chaired by Jim Pinkerton with Stephan Chait serving as temporary Chair during a brief time that Jim needed to step away on a family emergency. Jim resumed Chair when he returned.

1. **Minutes**

Minutes of September 2025 meeting were approved with no changes on a motion from Stephan and a second from Eric. Approved by all.

2. **Stratton Master Plan update - Stratton – 2W0265-2**

Address: 5 Village Lodge Road

Land Use District: Resort Center, Resource

Potential Policies (pages 12-51): Land Use 1, 2, 4, 7, 8, 15; Energy 7; Economy 3, 9; Natural Resources 8, 9, 11, 12, 13, 15, 16, 17, 20, 21, 22, 26, 27, 30, 33, 34, 35; Housing 2, 3, 5, 9; Educational, Cultural 1, 16; Utilities, Facilities 1, 4, 10, 19, 24, 29

Background: Renewal and refresh of the current Partial Findings of Fact and Conclusion of Law and Order # 2W0519-10E, dated January 9, 2020, for the Stratton Mountain Resort Master Plan which includes base area, ski operations, housing, natural resource protection, guest amenities, and resort operational infrastructure improvements.

Discussion: Alyssa told the Committee that this project was also discussed in February 2025 when the Committee met with Jeff Cavignino when the application was first submitted to Act 250 (minutes shared prior). The project received an Incompleteness letter in November from the District Coordinator, Stephanie Gile, but it only asked for comments from Statutory Parties and payment of the application fee. Because of the comprehensive information presented by the applicant, there are not a lot of unanswered questions from regulators and the project will likely proceed within Act 250 as a Minor, meaning no hearing will be held, though a party could still ask for one. The current Stratton Master Plan did expire around the time when the renewal was submitted to Act 250, but Stephanie has allowed continued operation under the expired plan because a comprehensive renewal application was presented.

The application materials clearly show in map and tabular format what is new or reimagined and what is the same as what is in the prior/current Master Plan, as well as the timing plan and expected cost of each element. There are ongoing water quality concerns on Styles Brook which are being addressed through the Stratton Water Quality Remediation Plan (SWQRP), which requires yearly monitoring until there are three consecutive years of attainment; the SWQRP has been in place for 24-years. Stratton just took

management duties for the HOA where the Styles Brook issue originates from, so that will be helpful in addressing it actively. There is also an undersized culvert on Styles Brook under Mountain Road that the Resort is working with the town, state, and WRC, through Margo Ghia, to obtain the funding for a scoping study to upsize. Stratton is an active partner in working with the town on that large project.

Employee housing has been a long-standing concern and was raised by the Committee in past Master Plan updates. Recently Stratton purchased four motels that the Resort had been leasing in Manchester for employee housing. They have refurbished those motels at a cost of over \$8 million. Manchester businesses and residents have expressed to the Resort that they are very pleased with the improvements. Stratton has also now contracted directly with the Moover for bus transit to serve the employee housing with specific routes that take them to work and other places. Stratton also owns a motel in Londonderry and this summer they did refurbishments at that location as well, and they provide internal transportation for that location though they hope to expand the Moover. They are seeking support through other local businesses in advocating for the Moover expansion. During the summer they are now partnering with businesses that need summer workers and with events that need temporary housing to utilize the motel housing during the off-season.

Jim asked about traffic changes that are expected with the Master Plan. There has not been a lot of skier visit growth with the change to the Ikon pass. Jeff said that the changes they are seeking are about improving existing infrastructure versus seeking more weekend visitors. The growth they would like is mid-week through things like a conference center. They are proposing a new hotel but they are also planning to lose a hotel that was employee housing, so growth is mostly net neutral. Jim asked about off-season traffic and Jeff responded that off-season traffic is generally low, except during busy days but even that is only something like 200 riders for a mountain bike event.

Cathy brought up the water quality concerns that are partially outside of the Resorts control and asked if there is anything that is needed to assist with remedying them. Jeff said that WRC is helping through the Styles Brook project. Jeff also said that the 3-acre stormwater rule is coming and that the HOA with the issues will be affected by that, so will need to comply. The culvert upgrade on Styles Brook is a large project on a town road and it will cause some road disturbance during that construction, but it is a large impact project that has to happen. The SWQRP results have been slow to change, but that is not unexpected.

Eric said that in the past, employee housing been a contentious issue with Stratton Resort, but that now he is impressed with how it's being handled. Jeff said that there are 250-300 employees that need housing during the winter months and there are 160 rooms and 323 beds across all the properties.

Bob asked about the timing of wetland delineation. Jeff said that the wetland delineation began in 2018 for the riparian buffer management plan. They covered over 2000 acres in their delineations. They recognize that with any permit application they will need to update the delineations because of their 5-year lifespan. They do, however, use the existing (expired) delineations to broadly scope projects to avoid wetlands, and they know that they may need to adjust things to account for updated delineation shifts. Bob asked about water quality certification but it was clarified that the item is actually their snowmaking permit. The Resort has to account for amounts of water taken out and sent downstream. They report monthly to the state when they're making snow per their snowmaking permit requirements, and they also report yearly in more detail each June. There is no basin transfer of water to Styles Brook. They have a snowmaking pond that works to maintain the CFS that they need to send downstream to meet the flow requirements set in their permit. Bob asked about wildlife review from the state and Jeff said that they met last month with state wildlife officials to go over the Master Plan with them. The Bicknell Thrush rule has changed to move the regulatory boundary from 2500' to 1800' feet so that adjustment was made in the Master Plan. Jeff said that updating standards to be current drove a lot of the changes in the Master Plan update. Bob asked about the emissions permit and Jeff said that the permit

originated when they were using diesel air compressors but that now they are entirely electric with their compressors. They keep the permit active as a backup for electrical outages.

Jim asked the Committee about thoughts on regional significance of the project. He said that water concerns, traffic, and housing are the issues that we had wanted to see improvements on and that traffic and housing have seen resolution in his opinion. Water quality concerns remain but are being addressed and monitored. Jim asked Alyssa for her opinion on regional significance and she responded that it is her opinion that the project is regionally significant because of its size and that it has both local and far-reaching impacts in numerous regards. Stephan asked about alignment with the Regional Plan and Alyssa said that while there are many connections that relate to policies in the Plan, the continued success and presence of the Resort is in alignment with the Regional Plan. Most of the natural resource impacts are regulated through state permitting, and when concerns are raised, Stratton has not tried to get out of addressing them.

Bob moved Jim's motion that the project is regionally significant. Cathy seconded. Alyssa asked if the letter should discuss ongoing water quality concerns that are being monitored. She also brought up as an aside that there have been sentiments brought up in Jamaica about stormwater impacts from Stratton Resort exacerbating flooding impacts for Jamaica. This has not been studied to any degree and there is no data to backup this idea. She asked, however, if Stratton Resort would be open to a dialogue when and if data was generated about any linkage. Jeff said that there is a lot of development at Stratton, but there is also so much open land between the Resort and Jamaica Village, but that if there was a study done, they would be open to the discussion in the realm of hazard mitigation. Jeff and Alyssa agreed that this doesn't need to be addressed as part of the current comment letter; Alyssa simply wanted to bring it to the Committee's attention and get Jeff's feedback on the idea. Stephan said that the connection sounds distant and that data needs to be gathered before making assumptions, and no one disagreed. Bob said that he'd like to highlight that wetland delineations would need to be updated for each permit, and Jeff said that that is established in the State Wetland Rules. Bob said that it would serve as a reminder and a connection to stormwater issues.

ACTION: Committee determined the project is regionally significant. Committee unanimously approved that Alyssa write a comment letter stating that the project is regionally significant and that water quality concerns would continue to be monitored.

3. Recent Decisions and Updates

- Grace Cottage Family Health and Hospital – 2W0894-8 – issued 11/4/2025
- After-the-fact changes to dock – Wilmington – 2W0604-8 – issued 9/22/2025
- Landmark College student center addition – Putney – 2W0616-19 – issued 9/17/25

4. Next meeting

The next regularly scheduled meeting is Tuesday, January 6th. Determination of a need to hold the meeting will be made closer to that date and the Committee will be informed either way.

5. Adjourned at 4:05

Respectfully Submitted, Alyssa Sabetto, Senior Planner