

TOWN OF KILLINGTON PLANNING COMMISSION
Meeting of August 10, 2016

PRESENT: David Rosenblum, Chair
Jennifer Conley, Vice Chair
Walter Linnemayr, Clerk
Chris Karr
Vito Rasenas
Andy Salamon
Vince Wynn

START: 7:30 p.m.
END: 8:05 p.m.

Richard Horner, Town Planner
Lucrecia Wonsor, Recording Secretary

GUESTS: Bob Newsome; Dean Romano; Steve Selbo; Ken Wonsor

David Rosenblum, Chair opened the meeting at 7:30 p.m.

1. APPROVAL OF AGENDA

Conley moved the Agenda be accepted as may be amended. Rasenas seconded. 6 in Favor (Karr not present for this vote).

2. APPROVAL OF THE MINUTES

Linnemayr moved the Minutes of July 27, 2016 be accepted as may be amended. Rasenas seconded. 6 in favor (Karr arrived shortly after this vote).

3. CITIZEN'S INPUT – None.

4. CORRESPONDENCE

- a. Outside Consumption Permit for On The ROCs Lounge.
- b. Act 250 Application by KPSRP LLC to extend the Pico Interconnect approval for 5 years.
- c. Letter from Gail Reitter, Butternut neighbor, concerning the fence. Horner advised that he spoke to Jim Haff, who indicated that he is clearing an area for the fence and will erect it soon and plant several evergreen trees.

5. PLANNER'S REPORT

- a. The Commission set its next meeting dates for September 14 and September 28, 2016.
- b. Horner confirmed with the Public Service Board that the AT&T has received a Certificate of Public Good for the cell tower at the Pickle Barrel and is therefore exempt from any local voting or oversight.

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c. Horner received a complaint about Gramp's Taxi operating as a home occupation in a residential district. The neighbor noted that the employees are in and out at all hours of the night and the noise disturbs the family. The Commission asked that Horner talk to Gramp's and put this on a future agenda for follow up.

d. Horner received a letter from the Agency of Natural Resources regarding Act 250 comments on the Hillside Inn Parking Project. They are going to do a site inspection to determine if one of the streams is intermittent or perennial.

e. The Rutland Regional Planning Commission is holding a parcel mapping program on September 13th. Horner and Lucrecia Wonsor will attend to see if that is an option to consider for the Town's parcel mapping.

f. Killington Mountain Lodge is looking to extend its front deck on the Killington Road side of the building to provide better and safer emergency egress for patrons and guests. Horner provided the Commission with a sketch of the proposed deck and advised that this would not impact any of the Site Plan Approval criteria. He also noted that this already has approval from the Division of Fire Safety.

After some brief discussion, Conley moved that Horner handle this Administratively. Wynn seconded. All in favor.

6. NEW BUSINESS

a. **Northstar Lodge: Site Plan Review Amendment Hearing** – David Rosenblum, Chair, opened the Public Hearing at 7:40 p.m. on Application #16-025 by the Northstar Lodge for Site Plan Review to amend existing Site Plan Review conditions to allow the Lodge's restaurant to be advertised to the general public.

Horner advised that the parking lot currently has 72 parking spaces although the parking calculation the Town's Zoning Regulations would require a total of 92. Past Commissions granted Site Plan Review Approval for the 72 spaces provided the restaurant would not be open to the general public. The applicant is now requesting that approval be amended to allow advertising the restaurant. Applicant, Robert Newsome, provided a plan indicating where 22 additional parking spaces could be built, if necessary. This would bring the total required parking to 94 spaces. However, using shared parking calculations and if the applicant has a managed parking plan in place with an attendant directing parking during peak hours, the parking requirements could be reduced to 88 spaces. Mr. Newsome also indicated that he anticipated that not much will change. The restaurant will continue to be primarily used by the Lodge guests with maybe a few outside diners and, therefore, should not adversely impact the current parking capacity. Both Conley and Karr noted that the Town and Commission are looking to find ways to reduce parking lots. Salamon expressed concern over the possibility of people parking in the road or fire lanes and potentially inhibiting emergency access. Horner advised that with a managed parking plan in place this could work and recommended giving it a year to see if it does.

Rasenas moved to approve amending the Site Plan Review Approval of the Northstar Lodge to allow them to advertise the restaurant to the general public with the existing 72 parking spaces with the following conditions: i) That the Northstar Lodge provide a managed parking

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plan and have a person directing vehicles to parking spaces during peak hours; and ii) In the event there are complaints regarding guests parking in the street, in fire lanes or blocking access to adjacent properties, the Commission may require the construction of the additional 22 spaces shown on the plan provided by the applicant. Rasenas also moved to authorize David Rosenblum to sign the approval on behalf of the Planning Commission. Conley seconded. All in favor.

The Commission also requested that the applicant's come in next year for an informal review to see how the reduced parking plan worked.

7. OTHER BUSINESS – None.

8. COMMISSIONER'S CONCERNS

a. Rasenas noted that a business owner complained that during the GRT event at the Resort, there were several participants camping in the Vail parking lot and another business in town also allows people to camp on their property. This business owner feels this is taking away business from others in Town. Other Commissioners noted that the participants of these types of events camp out to reduce their cost and allow them to participate in the event. If camping were not allowed, the event might not have enough participants to take place. Camping in general is not prohibited and is part of the region's culture.

Linnemayr moved to adjourn the meeting at 8:05 p.m. Conley seconded. All in favor.

The next Planning Commission meeting is scheduled for September 14, 2016 at 7:30 p.m.

Respectfully submitted,

Lucrecia Wonsor
Recording Secretary

NOTE: These minutes have not been approved by the Planning Commission and are, therefore, subject to change.