

TOWN OF KILLINGTON PLANNING COMMISSION
Meeting of December 9, 2015

PRESENT: Walter Linnemayr, Clerk
Chris Karr
Vito Rasenas
Andy Salamon
Vince Wynn

START: 7:32 p.m.
END: 8:33 p.m.

Richard Horner, Town Planner
Lucrecia Wonsor, Recording Secretary

ABSENT: Jennifer Conley; David Rosenblum

GUESTS: Jerry Barbaro; Elaine Havriluk; Juli Beth Hinds; Charlie Holland; Rich Mercier;
Gerrie Russell; David Saladino; Steve Selbo; Ken Wonsor

Walter Linnemayr, Clerk opened the meeting at 7:32 p.m.

1. APPROVAL OF AGENDA

Karr moved the Agenda be accepted as may be amended. Rasenas seconded. All in Favor.

2. APPROVAL OF THE MINUTES

Salamon moved the Minutes of November 11, 2015 be accepted as may be amended.
Rasenas seconded.

Item f., Page 2 regarding the new crosswalk, Salamon commented that it is correct but asked whether anyone has seen the paint or lack thereof. Horner advised that Chet is dealing with the paint company to find out why the paint disappeared after three days.

Vote on Minutes of November 11, 2015 as written. All in Favor.

3. CITIZEN'S INPUT – None.

4. CORRESPONDENCE

- a. Notice of State Subdivision Permit for Killington Resort to divide 3.42 acres from the golf course to create a separate lot for the lower admin building.
- b. Request for advice concerning signs for the White Church.
- c. Notice of Permit application for Water/Wastewater Permit for a lot on Little Sherburne Road.
- d. Outside Consumption Permit for the Peak Restaurant.

5. PLANNER'S REPORT

- a. The next Planning Commission meeting dates are January 13th and January 27th.

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b. There will be a VCRD Meeting at the Killington Elementary School on January 26th at 7:00 pm. This is a follow-up to the meeting that took place 8 years ago and Paul Costello and others will return to facilitate this meeting. A progress report has been drafted detailing what the goals were and what has been accomplished. The purpose of the meeting is to review this report and look at what we can do to keep this process moving forward. Horner will provide the Commission with copies of the report as soon as it is issued and he encouraged all Commissioners to attend.

c. Horner has been spending a lot of time with Seth Webb learning the Town Manager duties. The Town Manager Committee met yesterday with the Select Board. They have 60 applications that they will start going through and prioritizing. The hope is that interviews will start after the Holidays sometime in January.

d. Horner is completing the budget and final report summary to close out the Walkway Scoping Grant and will send that to the State so that we can be reimbursed for our share of the Grant money we have spent.

6 NEW BUSINESS

a. **Resort Village Phase I – Site Plan Review:** Walter Linnemayr, Clerk, re-opened the recessed hearing on Application #15-041 by SP Land Company, LLC for Site Plan Review of Phase I of the Killington Village Master Plan.

Wynn recused himself. David Rosenblum was not able to attend this evening and asked Horner to read the following email into the record:

“I regret that I cannot make the meeting this evening due to health reasons. However, I am concerned about the term for approval of the site plan. Given we have been occupied discussing the village for over a decade, we have done everything we could do to move it forward and we have nothing visible to show for our efforts, consideration should be given to limiting the approval to Two (2) years. During these two years the planning commission should consider orienting our planning toward alternatives to the village in the event the applicant fails to get construction underway. I am frustrated by the belief I constantly hear from people in town that the village is never going to be built. I am also frustrated by the projects that have been completed at Okemo, Sugarbush, Stowe, Jay Peak and Bolton while all we have is a paper village to show for our efforts. Developers in the aforementioned ski areas surely faced problems similar to what the applicant has faced here yet they seem to overcome the challenges.” – David Rosenblum

Juli Beth Hinds gave a PowerPoint presentation again reviewing the project and then addressing the issues raised at the November 11th hearing: i) A light has been added at the roundabout to the lighting plan; ii) A stop sign has been added at the exit from the Skier Services Building at the intersection with Killington Road; iii) David Saladino and Don Marsh took a careful look at the sight distances at the intersections in the Ramshead Brook subdivision and applied templates to understand the turning radii and the sufficiency of those for the Town fire trucks and provided their evaluation in a memo and drawing to be made part of the application;

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iv) A parking management plan has been submitted which has been signed by SP Land Company and signed for concurrence by the Resort. The plan provides for a regular annual forum as a way of addressing ongoing operational coordination; v) David Saladino submitted a response to comments on the Traffic Study. He also showed an example of maximum loading on a peak day with regard to stacking of buses at the Transit area and noted that if additional space was needed on the fly, there is space around the village green area that could be used as well; and vi) Addition of a pedestrian crossing at the roundabout was discussed at length. The Applicant feels that due to the number of safety, grade and landscape issues adding a crosswalk at the roundabout is not advisable. The Applicant believes that pedestrians will most likely use and are better off using the Town's walkway as identified in the recently completed scoping study. There was extensive discussion on this issue with the Commission noting that there will be people who will choose not to use the walkway and will look to walk and cross along the Killington Road. Horner also raised the question about residents at the Ramshead Brook Subdivision who may want to walk to the Village. Juli Beth noted there will always be people who follow their own desired route but questioned whether a developer should make a major upgrade and infrastructure investment for those few people.

After some further discussion, Karr suggested recessing the hearing to January so that Rosenblum and Conley, who were absent, could weigh in and be part of the decision.

At 8:30 p.m., Karr moved to recess the hearing to January 13th at 7:30 p.m. Rasenas seconded. 4 in Favor.

7. OTHER BUSINESS - None.

8. COMMISSIONER'S CONCERNS - None.

Karr moved to adjourn the meeting at 8:33 pm. Salamon seconded. All in favor

The next Planning Commission meeting is scheduled for January 13, 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.