

TOWN OF KILLINGTON PLANNING COMMISSION
Meeting of January 27, 2016

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

START: 7:33p.m.
END: 9:00p.m.

Richard Horner, Town Planner
Lucrecia Wonsor, Recording Secretary

ABSENT: Chris Karr

GUESTS: Tricia Carter; Jack Holding; Charlie Holland; Donald Marsh; John Palatine;
James Taiclet; Tracy Taylor; Jeff Temple

David Rosenblum, Chair opened the meeting at 7:33 p.m.

1. APPROVAL OF AGENDA

Conley moved the Agenda be accepted as may be amended. Salamon seconded. All in Favor.

2. APPROVAL OF THE MINUTES

Linnemayr moved the Minutes of January 13, 2016 be accepted as may be amended. Rasenas seconded. All in Favor.

3. CITIZEN'S INPUT – None.

4. CORRESPONDENCE

a. Notice of State Wastewater Permit to subdivide Lower Admin building from the golf course parcel.

b. Notice of Water/Wastewater Permit for seven, 4 bedroom houses, which is the subject of tonight's PUD hearing.

c. Amended State Water/Wastewater Permit for the Tanglewood Development to increase one of the houses from three to four bedrooms and another from three to five bedrooms.

5. PLANNER'S REPORT

a. The next Planning Commission meeting dates are February 10th and tentatively February 24th.

b. SP Land has reached an agreement with the Pinnacle Condominium Homeowners Association which will result in the re-alignment of Road H, placement of the sidewalk on the

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Pinnacle side and the addition of some more landscaping. Horner asked the Commission if this change needed to be reviewed as an amendment to the PUD/SPR approval or if it could be reviewed and approved administratively.

Motion by Conley that Horner review and approve this change administratively. Linnemayr seconded. All in Favor.

c. Plans for the reconstruction of Bridge 33 (on Route 4 between the Skyship and Mission Farm Road) are moving along. There will be a meeting on February 17th to discuss the logistics of detours, rerouting and any other issues the town may have. Work on this bridge is on a fast track and is tentatively set for some time in 2017.

d. The follow-up VCRD meeting last night was well attended. No new information was presented and although it may have lacked the enthusiasm and potential for change of the 2008 meeting, Horner felt it was successful. Horner was surprised by the support shown for relocating the Fire Station, Gateway project and interest in Complete Streets. Regarding Complete Streets, he felt most people are probably not aware that Complete Streets is a mandate from the State and if not implemented, the State will withhold grants unless towns can show that they are actively participating in the program and have Complete Streets as part of their Town Plan.

e. Horner advised that Linnemayr's term is up this year. He ask that Linnemayr advise whether or not he wished to be re-appointed to another 4-year term.

6 NEW BUSINESS

a. **PUD and Site Plan Reviews – KPSRP, LLC for 7 Residential Lots:** David Rosenblum, Chair, opened the public hearing at 7:43 p.m. for Applications #16-002 and #16-003 by Killington/Pico Ski Resort Partners, LLC for PUD and Site Plan Review for the development of 7 residential lots on 28.2 acres located adjoining Big Rock Road, Mini Drive, Trailview Drive and East Mountain Road.

Horner provided a brief overview of the project indicating that it was a very straightforward PUD. KPSRP has 88 acres which includes a lot of the common land surrounding the circular lots in Killington East. They took the land between Trailview and Trailside and created a 28.2 acre lot. Horner noted that this parcel is located in a R3 District. Rather than create 3 acre lots as allowed in this Zoning District, due to the topography, the applicant chose to do some clustering to take advantage of the best sites and try to not interfere with the two ski trails (Home Stretch and Great Eastern) as much as possible.

Don Marsh, the Engineer for KPSRP, displayed several maps of the proposed project. Because the 28.2 acre parcel is broken up by two town roads, it is essentially 3 parcels within one PUD that contains 7 house sites. Applicant provided the Commission with a narrative addressing the major points of PUD and SPR criteria. They are not requesting setback waivers. The drawings submitted show the locations of the septic systems and the proposed house sites within a house site envelope. Applicant asked that the approval be written to provide flexibility of placing the house anywhere within the house site envelope. The ski trails of Great Eastern and Home Stretch plus 20 feet on either side are to be preserved to satisfy the green space requirement. There are 4 four parking spaces per house site—two in the garage and two outside. Applicant has met with the Road Foreman and Killington Fire and Rescue President and

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incorporated features such as 96 foot radius cul de sacs on Mini Drive and Big Rock Road and widening of the base of Mini Drive to accommodate fire trucks and larger town plow trucks.

An abutting home owner, John Palatine on Mini Drive noted that the extension of Mini Drive will negatively impact his ski from ability. Both Mr. Palatine and Mr. Taiclet, another abutter, expressed concern over clear cutting of trees. After some discussion a consensus was met on potential language to address this issue in the Findings of Fact.

There being no further discussion, the Commission moved into review of the criteria under **Section 505 – Planned Unit Development Approval:**

Criterion # 1 – PUD Regulatory Requirements & Process:

- A. Planning Commission has the authority to review and approve, approve with conditions or deny this application.
- B. This project complies with Section 240.8 Uses in PUD.
- C. This property has one owner who is applying for a stand alone PUD.
- D. The Commission conducted PUD review this evening.
- E. The hearing has been appropriately warned.
- F. Applicant has requested concurrent review of the PUD and Site Plan Review.
- G. Applicant is not requesting any modifications to the zoning bylaws.
- H. Applicant is not requesting any conditional uses.
- I. The Planning Commission is holding the public hearing on January 27, 2016.
- J. This PUD approval is for 7 house sites to be completed in one phase.
- K. The Planning Commission shall issue a decision within 45 days of the adjournment of this hearing.
- L. This application is not an amendment.
- M. Applicant has been informed of his obligation to obtain a zoning permit in compliance with Sections 510 and 610 of the Zoning Bylaws.

Criterion #2 – Information that must be contained in a PUD Approval application submitted to the Planning Commission: Horner noted the Application is complete.

- A. The application contains the name, address and signature of the applicant.
- B. The application contains the name, address and signature of the land owner of record.
- C. The name and address of all adjoining property owners was provided and notice given.
- D. Applicant submitted a scale map with the date it was prepared and a true north arrow and showing existing roads, structures and open space.
- E. A location map showing the relation of the proposed PUD to adjacent properties was provided as well as a larger map showing the surrounding properties.
- F. Applicant provided both maps and a narrative explaining the project.
- G. Applicant has provided maps that meet this criterion.
- H. Applicant is not requesting any waivers.
- I. The project consists of one phase for the approval of 7 house sites.
- J. Applicant has provided the Town with copies of all relevant materials.

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Criterion #3 – **The Planning Commission may require additional information:** The Commission did not require additional information at this time.

Criterion #4 – **Conformance of PUD with the Town Plan and other applicable Town Bylaws:** Horner advised that the PUD is in conformance with the Town Plan and Zoning Bylaws.

Criterion #5 – **Permitted uses or conditional uses:** There are no conditional uses requested.

Criterion #6 – **Crossing of District boundaries:** The project does not cross boundary lines.

Criterion #7 – **Minimum Lot Area requirements:** This project meets the minimum R3 District lot area for a PUD which is 10 acres and this PUD contains 28.2 acres.

Criterion #8 – **Increase/Decrease of Density Concentration:** Based on the maps presented this project seems to meet the spirit of a PUD.

Criterion #9 – **Location of PUD in more than one Zoning District:** All development is in the R3 District.

Criterion #10 – **Setback Requirements:** All setback requirements have been met.

Criterion #11 – **Mixed Uses:** This is simply a residential development and therefore, all proposed uses are permitted.

Criterion #12 – **Vehicular and Pedestrian Circulation:** The project is in keeping with the rural character of the District. There are two ski trails that run through the parcel.

Criterion #13 – **Collector Roadway System:** This criterion does not apply.

Criterion #14 – **Water, Wastewater and Other Utilities:** The applicant will apply for and obtain all required State permits for water and wastewater, etc. prior to Zoning Permits being issued for construction.

Criterion #15 – **Height, Parking and Signage Requirements:** Applicant will comply with all height, parking and signage requirements. No commercial signage will be permitted.

Criterion #16 – **Unique Natural Features:** Not Applicable.

Criterion #17 – **Open Space Requirement and Land for Municipal or Public Purposes:**
A-D. Applicant has designated the ski trails known as Great Eastern and Home Stretch and 20 feet on either side as green space. Horner advised that the green space area needs to be clearly defined in a document/map and recorded in the Killington Land Records.

E. Does not apply.

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F. Applicant is aware of this requirement.

G. Applicant is aware of this requirement.

Criterion #18 – Additional Conditions: The Planning Commission did not place additional conditions at this time.

Criterion #19 – Length of PUD Approval: Once this PUD is approved it will not expire.

Criterion #20 – Previous PUD Approvals:

A-C. Do not apply.

D. The density requirement has been met.

E. Nothing has been built yet.

F. Applicant was advised that any amendments will need either Administrative Approval or an Amendment Hearing.

The Commission moved into review of **Section 510 – Site Plan Approval:**

Criterion #1 – Exemptions from Site Plan Approval Requirement: This project is not exempt from Site Plan Approval.

Criterion #2 – Site Plan Approval Regulatory Requirements & Process:

A. Planning Commission has the authority to review and approve, approve with conditions or deny this application.

B. The property consists of 3 parcels in one PUD with one owner.

C. The Commission conducted Site Plan Review this evening.

D. The hearing has been appropriately warned.

E. The Planning Commission is hold one hearing.

F. The Planning Commission shall issue a decision within 45 days of the adjournment of this hearing.

G. This SPR is in conjunction with PUD review and approval will not exceed 6 years.

H. The Commission conducted a PUD Review this evening and the application is in compliance with Section 240.8 of the Bylaws for PUD.

Criterion #3 – Information that must be contained in a Site Plan Approval application submitted to the Planning Commission: Horner noted the Application is complete.

A. The application contains the name, address and signature of the applicant.

B. The application contains the name, address and signature of the land owner of record.

C. The name and address of all adjoining property owners was provided and notice given.

D. Applicant submitted a scale map with the date it was prepared and a true north arrow.

E. A survey showing existing features, contours, structures, utility easements, etc. was provided.

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F. There are no detail plans at this point showing floors or elevations but applicant is aware that these will be required when they submit an application for a zoning permit for construction.

G. The plans submitted do show the building envelope for the proposed buildings.

H. Applicant is not requesting any waivers or modifications

I. There is only one phase in this project.

J. No commercial signage is proposed.

K. This property is in conformance with Section 240.8.

Criterion #4 – Mix of Commercial and Residential Uses: There is no mix of commercial and residential uses.

Criterion #5 – Water, Sewer and Utilities: Applicant will obtain all required state permits.

Criterion #6 – Vehicular and Pedestrian Circulation: Horner noted that the applicant has met with the Road Foreman and Fire Department and satisfied their requirements.

Criterion #7 – Landscaping and Screening: Applicant agrees to maintain good forest management practices with regard to tree cutting. No trees will be cut outside the building envelope except where needed for utilities, to accommodate construction needs and to maintain ski-on/ski-off trail access.

Criterion #8 – Roadways and Parking:

A. The roadway system is adequate.

B. Parking requirements have been met.

C. Not Applicable.

D. Not Applicable.

Criterion #9 – Impacts on Town Services and Municipal Facilities: This project does not impact Town Services or Municipal Facilities.

Criterion #10 – Additional Conditions: The Planning Commission did not impose any additional conditions.

Criterion #11 – Performance Bond Requirement: The Planning Commission is not requiring a performance bond for this project.

Criterion #12 – Setback Waivers: No Setback waivers have been requested.

Criterion #13 – Public Transportation Requirement: This criterion is not applicable.

Criterion #14 – Compliance: Applicant is aware of his obligations under this criterion.

Conley moved to recess the PUD and Site Plan Review hearings to February 10, 2016. Rasenas seconded. All in Favor.

7. **OTHER BUSINESS** - None.

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8. COMMISSIONER'S CONCERNS

a. Rosenblum advised that he would like the Planning Commission to discuss at a future meeting the reduction of speed limits along Route 4 from Pico possibly down to Goodro Lumber. He noted that this was a priority that was identified at the VCRD meeting the night before.

b. Further on the VCRD meeting, Wynn advised that he was gratified that telecommunications infrastructure seemed to be recognized as a priority. He feels this is a key potential driver of high value jobs in this area and can be an engine for small business jobs. He would suggest that the Commission consider having a future discussion on this as well.

Linnemayr moved to adjourn the meeting at 9:00 pm. Conley seconded. All in favor

The next Planning Commission meeting is scheduled for February 10, 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.