

TOWN OF KILLINGTON PLANNING COMMISSION
Meeting of May 25, 2016,

START: 7:30 P.M.

FINISH: 8:35 P.M.

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

Richard Horner, Town Planner

ABSENT: Chris Karr

GUESTS: Steve Selbo, Johannes Stromski and Tucker Zink

1. APPROVAL OF AGENDA:

Motion made by Conley to approve the agenda. Rasenas seconded. All in favor.

2. APPROVAL OF MINUTES:

Motion made by Rasenas to approve the Minutes of May 11, 2016 as may be amended. Linnemayr seconded. All in favor.

3. CITIZEN'S INPUT:

a. Steve Selbo, SP Land stated that Steve Durkee's legal counsel has submitted a response to SP Lands request for summary judgement in the Village Phase I appeal.

b. Johannes Stromski said he is at the meeting tonight because he is working toward attaining Eagle Scout and attending a public meeting is one of the requirements.

c. Tucker Zink said the Town should consider building a skate park on the vacant lot on Killington Road across from the Darkside Snowboard Shop. Zink said the Town needs more summer activities to keep younger residents living in town. Rosenblum said the property is owned by the Sherburne Fire District #1 and Zink should attend the next SFD#1 meeting to discuss use of the property.

4. CORRESPONDENCE:

a. State Wastewater/Potable Water Permits; Tanglewood Development for modifications

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to the existing WW design and for a new permit for parcel 29-151 located off Telefon Trail.

- b. DEC permit for Killington to relocate an umbrella bar to the Snowshed base area.
- c. Rutland Transportation Council agenda and minutes.

5. PLANNER'S REPORT:

- a. The next Planning Commission meetings are scheduled for June 22 and July 13 and 27.

b. Northstar Lodge has requested permission to advertise their restaurant to the public. Due to a lack of parking spaces to meet the Zoning requirements, past Site Plan Review conditions have stated that the restaurant could not be advertised to the general public. Over the past several years, Northstar has converted the hotel units to time shares and have combined many of the units which has reduced the number of bedrooms from 75 one bedroom units to 15 one bedroom and 15 two bedroom units. The new required number of parking spaces is 81. Northstar currently has 72 parking spaces.

Conley stated that she is in favor of allowing the change because it is in line with current Commission discussions concerning reducing the required number of parking spaces and the size of parking lots.

After discussion, the Commission was generally in agreement with Conley, however, the Commission agreed that there should be a public hearing to allow the neighbors to comment on the changes.

- c. There were technical proposals in response to the RFP for the complete streets scoping project. It is anticipated that a firm will be chosen by June 24.

d. Recently Glazebrook Condominiums erected no trespassing signs because they are concerned over non-Glazebrook residents who are not controlling their dogs and not cleaning up after their dogs, people parking at Glazebrook to access hiking and biking trails and using the property as a short cut to reach the businesses on Killington Road. Horner said there is no violation related to posting no trespassing signs on private property. The Commission requested that Horner write a letter to Glazebrook explaining that the Town is trying to become a more pedestrian friendly community and requesting additional information as to why the signs were erected and how the Commission can help Glazebrook and their neighbors reach a satisfactory resolution to the matter. Horner said he would write the letter as the Town Planner and not as the Zoning Administrative Officer.

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e. Horner sent violation letters to the Kokopelli Inn concerning a storage container and the Edgar Estate concerning the unsafe condition of their house on River Road.

6. NEW BUSINESS:

Horner shared some of the census data and demographic data he has been researching. From the numbers, the data shows the Killington resident population is at best stagnant and is lower than in 2000. Housing starts are way down from before the 2008 recession when the number of one and two family permits issued per year was in the 15 to 25 range. Since 2008, the number of permits has declined to just 3 or 4 per year. Horner's impression is that most of those permits are generally for people intending to retire in Killington.

The PC discussed how to increase business in Town. Horner said many of the regional or national chains that he has spoken to over the years have told him they require a larger and more stable full time resident population before they will locate in Killington. He said that when Bill's Country Store was for sale two gas/convenience store chains told Horner that even with the large volume of traffic on Route 4, they still required a larger resident population to locate at that site.

The size of the Commercial District was discussed. Because of the way Killington Road developed, it is very linear and there is little room to expand because the district backs up to residential development. There was some discussion about re-zoning the entire length of Killington Road into a Commercial District.

It is hoped that the expanded summer activities at the Resort such as the Adventure Center and increased bike and hiking trails will help to stimulate the year-round economy. The Commission should work on ways to help expand the economy.

7. OTHER BUSINESS:

None

8. COMMISSIONER'S CONCERNS:

Salamon stated that Act 148 concerning composting will create potential problems as the Act moves into required composting of food waste. In Killington, composting food waste and in particular meat, attracts bears and he has not seen this issue discussed in connection with this new law.

Wynn said the Selectboard Minutes from May 17th make note of a statement from Chet Hagenbarth that a full reconstruction of Killington Road is scheduled within the next 10 years

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and would create a more reasonable slope down to the intersection with Route 4. Wynn asked if there are any plans for the project and suggested the Commission invite Chet to a future meeting to discuss the plans.

Motion made by Linnemayr to adjourn. Conley seconded. All in favor.

The next Planning Commission meeting is scheduled for June 22, 2016
at 7:30 p.m.

Respectfully submitted,

Richard L. Horner
Town Planner

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

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