

**TOWN OF KILLINGTON PLANNING COMMISSION**  
**Meeting of October 14, 2015**

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

**START:** 7:32 p.m.  
**END:** 9:10 p.m.

Richard Horner, Town Planner  
Lucrecia Wonsor, Recording Secretary

**ABSENT:** Andy Salamon

**GUESTS:** Jim Haff; Julie Beth Hinds; Charlie Holland; Polly Lynn; Patty McGrath;  
Frank Reitter; Steve Selbo

David Rosenblum, Chair opened the meeting at 7:35 p.m.

1. APPROVAL OF AGENDA

Linnemayr moved the Agenda be accepted as may be amended. Rasenas seconded. 5 in Favor (Karr not present for this vote)

2. APPROVAL OF THE MINUTES

Conley moved the Minutes of September 23, 2015 be accepted as may be amended. Linnemayr seconded. 5 in Favor (Karr arrived after this vote).

3. CITIZEN'S INPUT

Jim Haff, who represents the Town on the Rutland Regional Planning Commission, advised that Dick Horner did a great job of defending the Killington Town Plan at the RRPC's last meeting. The Town Plan would not have been approved without Dick's efforts. As the Commission prepares its budget for the next fiscal year, he suggested the Commission consider including some compensation to show appreciation to Dick for his efforts on the Town's behalf.

4. CORRESPONDENCE

- a. Town of Mendon Draft Town Plan. Their hearing is scheduled for November 2<sup>nd</sup>.

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## 5 PLANNER'S REPORT

- a. The next Commission meeting dates were set for October 28<sup>th</sup>, November 11<sup>th</sup> and December 9<sup>th</sup>.
- b. Jim Haff would like to step down from the Rutland Regional Planning Commission. He feels that the Town representative on the RRPC should be a Planning Commission member. Horner asked that anyone willing to volunteer contact him.
- c. After doing some research into the requirements of the Transportation Alternatives Grant, a decision was made not to pursue it since it would not be cost effective to the Town.
- d. Town Manager, Seth Webb, has announced that he will be leaving at the end of the year to take another job.
- e. Charlie Demarest has been appointed to the Zoning Board of Adjustment. He had previously been an alternate and will be a good addition to the ZBA.
- f. Horner inspected the Killington Mall with Dan Lewis and the owner, Ron Viccari. There is extensive remodeling taking place, however, nothing that would trigger a need for a Zoning Permit or Site Plan Review at this point. The Division of Fire Safety is requiring that the exterior stairway to the 2<sup>nd</sup> and 3<sup>rd</sup> floor apartments be enclosed with fire rated sheetrock and stairwells are exempt from needing any type of review or permit.
- g. Horner is working with Corey Mack of RSG to complete the final scoping study for the walkway from Killington Road to the Resort. The Select Board did endorse Alternative #3, the Old Mill Road alignment. That information has been sent to Corey for inclusion in his final report.
- h. Regarding the Killington Resort Apartments building, the owner, Ron Amadeo is intending to complete the exterior of the building this fall and complete the interior at a later date.

## 6 NEW BUSINESS

- a. **SP Land: Village Informational Presentation** – Steve Selbo and Julie Beth Hinds gave an overview of Phase I of the Killington Village Master Plan which consists of the Village Core and the Ramshead Brook Residential Area. They displayed site plans and reviewed the components of the Village Core and the Ramshead Brook Residential area. The Village Core includes the new Skier Services Building, realignment of the Killington Road, construction of the skiers bridge and 4 residential buildings. There will be 31,622 sq. ft. of retail commercial space and 193 IOU's. The Ramshead Residential area includes 32 residential lots, 1 common area lot and 1 future development lot. They concluded their presentation with a time line showing Site Plan Review warned for the November 11<sup>th</sup> meeting.

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b. **Site Plan Review: Butternut Lodge Fence Conditions** – David Rosenblum, Chair opened the hearing at 8:30 p.m. for Application #15-035 by Butternut Properties to amend the previous Site Plan Approval conditions concerning the use and location of a fence used to screen the adjacent property.

Horner advised that back in the 80's when the addition for the Pool House was permitted there was a condition that a 25 foot buffer and fence be installed. The exact location of the fence is not stipulated in the permit conditions, however, at that time the Reitter's, their attorney, the previous owners of the Butternut and the previous Town Zoning Administrator met at the property and concluded that the fence should be placed 25 feet from Mr. Reitter's property line. Horner did a site visit earlier today and took pictures, which he passed around to the Commission for review. Horner noted that the Pool is not currently being used and the dumpster and parking have been moved.

Jim Haff advised he was looking for direction from the Commission. He is willing to re-install the fence according to the conditions of the original permit, however, he wants to be clear that in order to do so he will need to cut down trees. He will replace the trees, but it will be some years before the trees will grow tall enough to provide the buffer that is there now.

Mr. Reitter noted that he is asking for the fence to be put back where it was. He provided a site plan from 1987 showing that the fence is to be located 26 feet from the property line and that it should be 8 feet high and 90 feet long. He also noted that Mr. Haff has already cut down some healthy trees within the buffer zone.

Rasenas advised that he has done work for both Mr. Haff and Mr. Reitter. He explained that the trees were cut down in order to locate the fence in a flat area which was at approximately 22 feet from the property line and in such a manner so that it would not impede or be damaged by snow removal from the parking lot. He suggested the parties come to a compromise.

Karr noted that the use has changed since the pool was no longer in use and therefore, felt the need for the fence no longer exists. Conley asked, and Horner confirmed, that although the pool is not in use at this time, it can be put back into use at any point in the future.

After some lengthy discussion, Wynn moved to deny the application to amend the previous Site Plan Approval conditions concerning the fence and screening of the adjacent property. Conley seconded. All in Favor.

Horner noted that the conditions of the original permit remain in effect and require installation of a fence and a 25 foot buffer of evergreens be maintained. For clarification the original conditions do not stipulate where within the 25 foot buffer the fence is to be located.

c. **Killington Road Commercial District Discussion:** Discussion was tabled to the next meeting. Horner asked the Commissioners to review the documentation provided and come ready to discuss this at the October 28<sup>th</sup> meeting. Wynn expressed concern that this important and weighty topic is not being given enough time. He suggested have a meeting to focus on this topic. After a brief discussion the consensus was to dedicate the October 28<sup>th</sup> meeting to this discussion.

7. OTHER BUSINESS - None.

8. COMMISSIONER'S CONCERNS - None.

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Linnemayr moved to adjourn the meeting at 9:10 pm. Rasenas seconded. All in favor

The next Planning Commission meeting is scheduled for October 28, 2015 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.