

**Killington Town Mountain Partnership Committee Meeting**  
**Monday, March 14, 2011**  
**SP Land Offices**  
**10 a.m.**

Attending the Meeting: Kathy Judge, Ken Lee, Mary T. Holland, Chris Bianchi, Steve Selbo, Chris Nyberg, Jill Frankle, Kathleen Ramsay, Jeanne Karlhuber, Seth Webb and Bill Vines.

Kathy Judge opened the meeting by reminding the Committee of its original mandate: “to have a regular and systematic schedule of partnership meetings to advance common efforts and interests, work to build bridges between perspectives, and prevent or resolve inevitable points of conflict,” and purpose of this meeting: “to discuss how we as folks who represent a number of different groups in town might reinforce a tone of mutual respect, allowance for differences, collaboration, recognition and good will.” Kathy also referenced an article by David Brooks, *The new humanism*, about social networking and the study of the interconnection between the emotional and the rational aspects of human nature.

Steve Selbo reported that Chris Nyberg and he visited Boston last week to meet with architects and land planners and that the Village development plans in preparation for the Act 250 submission are evolving. The estimated cost of the work needed to prepare the Act 250 submission is estimated at approximately \$2M.

The Act 250 permit application should be submitted by the end of this year and SP Land is estimating a 9 month approval process, resulting in the following time line:

2012: Act 250 approval

2013: Appeals

2014: Shovel in the ground, pending financing and markets.

Steve also reported on the Environmental Court’s ruling on the Durkee appeal of the SP Land/Golf Course PUD. Although the loss was not surprising, the judge’s ruling was very specific and provides useful guidance on the revision of the zoning regulations. In brief, the judge said that if the Planning Commission is going to grant conceptual master plan approval, the process for doing so needs to be in the regulations. The Planning Commission has appointed a subcommittee to work on the revisions of zoning regulations, which will take at least two to three more months.

In other permitting matters, Steve said that another appeal by Steve Durkee will be heard by the Vermont Supreme Court on March 22<sup>nd</sup>, on the matter of Durkee’s easement to water wells on SP Land property and his claim that the easement gives him status as a co-applicant for land use permits. Durkee has also appealed the District Act 250

coordinator's administrative approval of a minor permit application, claiming that there should have been a full hearing on the application.

Contrary to rumor, Bill Vines reported that he is not formulating a petition to overturn Town Meeting Article 7 (Shall the Town authorize the Select Board to spend revenues from the local option tax for any lawful municipal purpose which the Select Board deems appropriate? Such uses of the local option tax revenues may include, but need not be limited to, the economic development purposes which were originally authorized by the voters on March 4, 2008.)

Bill was contacted by Diane Rosenblum to provide assistance on the development of three petitioned articles for the upcoming special town meeting:

1. Calling for the Selectmen to appoint a golf course committee of five to nine members;
2. For voting by Australian ballot on Town Meeting questions; and
3. Calling for the Selectmen to incorporate the golf course budget into the Town budget so the golf budget can be properly voted at Town meeting.

Bill said that he was disappointed with the Selectboard's responses to his golf budget inquiries at the budget review meetings. Chris suggested that anyone can contact him or any member of the Board to discuss concerns about how agenda items are handled by the Board. The Board's goal is to operate the golf course and efficiently and effectively as possible.

Bill said that the Town is at a crossroads: are we a resort community or a retirement community? A resort community moves forward and a retirement community stays in place. Kathy Judge said that we need to reach out to groups who feel disenfranchised.

Bill asked for clarification of the golf debt restructuring proposal and suggested that the Town needs to work harder on getting the facts out in a concise, understandable way. Steve Selbo said the Town should focus on the big picture, not the just the tax rate, which is unpredictable as this is a reappraisal year. Steve offered to develop a simplified synopsis of the golf debt restructuring proposal.

Mary T. Holland said that we need to think about how the local political strife is playing to second homeowners and other visitors. People want to be here to have a good time, not be burdened with infighting. Mary T. also updated the Committee on the status of the reappraisal: The Listers continue to work toward the April 1 deadline, and are almost done with the physical inspection phase of the re-appraisal and are now focused on data entry.

Jeanne Karlhuber said that we can move forward, and we need to be more inclusive to do so: "think inclusionary."

Seth Webb said that community development needs to address the needs of the community and to address the needs of the community we need to develop an ark of growth that offers something to everyone.

In response to an inquiry, Chris Nyberg reiterated what he said to the Economic Development & Tourism Commission and the Selectboard: should the option tax money be used to offset operation and interest on the Town's golf course, the resort will be forced to take a look at all of the things they do for the Town. The Resort is supportive of the EDT and would be disappointed if tax dollars collected as a result of their business operations go to support a competing business.

Since the Resort is essentially the primary business that sells lift tickets and seasons passes, the revenue from the tax on those items, if eliminated, could drop to Resort's bottom line: \$25M in sales would translate to approximately \$300,000 to the Resort's bottom line, resulting in increased investment in the community.

And, since the local option tax is split with the state, by using the local option tax, we're only getting a 65¢ return on each dollar collected.

Chris Bianchi said that the town could consider moving to a Stowe tourism promotion model or, theoretically, a charter, which must be approved by the State. Chris said we need to get everyone around the table in the budget revision process.

Bill Vines opined that once the local option tax goes to fund other expenses, the Town will never vote to eliminate the tax. Could the local option tax be bifurcated? Perhaps using the tax on food and beverage sales to pay down the golf course debt and eliminating the sales tax?

Steve Selbo said that changes in the local option tax are part of a longer term conversation.

Over the next few days, the group should think about whether or not a new model makes sense, or is something that should be considered at this time. If so, we'll need to have further meetings to discuss going forward.

If additional meetings on this topic are not called for, the next meeting of the Town/Mountain Partnership Committee is scheduled for April 4 at 10 a.m.