

**TOWN OF KILLINGTON  
DEVELOPMENT REVIEW BOARD  
Meeting of January 18, 2024**

**PRESENT:** Jon Wysocki, Chair  
Jessica Ralston, Vice Chair\*  
Don Martin  
Merisa Sherman\*

**START:** 6:34 p.m.  
**END:** 7:38 p.m.

Jim Haff, Interim Zoning Administrator  
Lucrecia Wonsor, Recording Secretary

**GUESTS:** Lisa Davis-Lewis; Nicole Kesselring; Peggy Neisner\*; Caroline Wise

\*via *Zoom* Video Conferencing

1. **Open Meeting**

Meeting was opened at 6:34 p.m..

2. **Approval of Agenda**

Wysocki moved to approve the Agenda as may be amended. Martin seconded. There being no changes, vote on Agenda as presented. All in Favor.

3. **Approval of Minutes**

a. Sherman moved to approve the Minutes of May 18, 2023 as may be amended. Martin seconded. No changes were made. Vote on Minutes as written. All in Favor.

b. Wysocki moved to approve the Minutes of September 21, 2023 as may be amended. Martin seconded. No changes were made. Vote on Minutes as written. All in Favor.

4. **Citizen Input** – None.

5. **Presentation on Project from KB2022**

Caroline Wise was present with Engineer, Nicole Kesselring, to discuss a proposed project on the 58 Acre property she owns located in the northwesterly quadrant of the Route 4/Route 100 North intersection next to the Greenbriar. The project will include a 60 room hotel, a distillery with a tasting room and restaurant and an eight unit (2 bedroom each) work force housing building all within a 4-5 acre area. Access to the site will be from Route 4 just east of Greenbriar's driveway. This access has been studied extensively by VHB and they have a preliminary agreement with VTrans for this access. Parking will be in proximity to the proposed buildings. The project will be served by an onsite well. The source permit for this well has been issued and the intent is to drill the well this winter in order to evaluate the water quality.

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Wastewater will be pumped to the Killington municipal sewer and stormwater treatment and detention will be managed onsite. The property owners have approached this project very systematically in order to identify any red flags and address them prior to bringing it to the DRB for review. They are targeting spring of 2025 to be construction ready. By way of input, Haff recommended they involve the Fire Chief and Police to review the project and provide their input. He also suggested having a Site Plan showing access for Fire and Emergency Services as well as the total number of parking spaces. He will verify whether or not this project needs PUD approval.

**6. Other Business**

a. Riveira's term is up this year. Haff will reach out to him to see if he is interested in being reappointed.

b. Haff issued 4 violations for RV's on parcels with people living in them. Zoning does not allow RV's to be lived in on a property. Three of the 4 owners are working on eliminating the violation. Haff has not heard from one of the property owners but will be following up.

c. Haff provided an update on the status of Short-term Rental Registrations.

d. Haff has issued several permits. He approved the conversion of the former Schiessl/Alf residence on the corner of the Killington Road from a single-family home to a 5 unit apartment building. He also approved the conversion of the old firehouse to a multi-use building with a one-bedroom apartment and 2 office spaces on the 2nd floor and storage area on the lower level which is being rented by Farm and Wilderness. There are 4 other permits he needs to process.

e. Town Planner, Lisa Davis-Lewis, advised that the Planning Commission is working with Great Gulf on some changes to the Zoning Regulations. The Planning Commission met last week and started reviewing and discussing some of the recommended changes and will meet again on January 31<sup>st</sup> and February 7<sup>th</sup>. They expect to warn a public hearing for the zoning changed for March 20<sup>th</sup>.

**7. Adjourn**

Martin moved to adjourn the meeting at 7:38 pm. Wysocki seconded. All in Favor.

The next regular meeting of the Development Review Board is scheduled for February 15, 2024 at 6:30 pm at the Public Safety Building and via Zoom.

Respectfully submitted,

*Lucrecia Wonsor*

Lucrecia Wonsor  
Recording Secretary

**NOTE:** These minutes have not been approved by the Development Review Board and are, therefore, subject to change.