



Development Review Board Meeting Minutes

Meeting of April 17, 2025

PRESENT: Jon Wysocki, Chair *via Zoom Video Conferencing
Jessica Ralston, Vice Chair Nicole Kesselring
Merisa Sherman* Claire Butler
Bernie Krasnoff Michael Heil
Jeff Temple Ellie Krause
Roger Rivera Chris Bianchi
Michael Sneed Jim Haff, Zoning Administrator

1. Call to Order

Jessica Ralston called meeting to order at 6:37pm.

2. Approval of the Agenda

Krasnoff motioned to approve the agenda, Rivera seconded. All in Favor. Motion passed unanimously.

3. Approval of the Minutes

Krasnoff made a motion to approve the Minutes of April 17th, 2025. Wysocki seconded. All in Favor. Motion passed unanimously.

4. Public Hearing – Application #SPR25-12 Killington Mountain School (PUD & Site Plan Review)

Wysock opened the Public Hearing for Application #SPR25-12 Killington Mountain School – Athletic Center. Claire Butler, the head of KMS, provided history on the school, to include the number of students and the current facilities they use. The hope is to match the quality of facilities to the high level of programming offered at KMS. They currently have a 2600sqft gym building plus another 1400 sqft building with trampolines and the goal is to bring all of that under one roof with multi-purpose space and limited meeting/office space.

Kesselring showed proposed site plan for the Moguls property. There is a new driveway configuration coming through the site but they are proposing the 2 curb cuts remain the same. The one existing off West Park Road will be expanded to meet the town driveway standards. Circulation through the site will be one way, entering off of West Park Road and then exiting onto the Killington Access Road. There will be signage indicating One-Way to deter traffic from entering from the access road.

In front of the Athletic Center Building are 4 parking spaces that are intended to be short term or drop off spaces, and 19 parking spaces are depicted below in the existing gravel parking lot. Kesselring stated that the Vermont Division of Fire Safety as well as the Killington Fire Chief have already done a preliminary site plan review, and everyone's been satisfied with the plan as depicted. There will be a retaining wall in front to make parking spaces for this type of facility e grade differential between the building and the driveway.

Parking requirements would be 80 spaces, the standard is one space per 150 square feet. For this application they are requesting that the DRB recognize that KMS does not have the need for 80 parking spaces at this facility and under section 432, condition 6 of the regulations. The applicant is requesting a reduction in parking by slightly more than 80 which would be 16 parking spaces. They have depicted 19

available in the lower lot plus the 4 in the drop-off zones. Kesselring shared a memo that Chris Bianchi and Claire Butler had written explaining how the school operates and why it is different from a regular school that may have additional athletic teams coming to the school for competitive games.

Wysocki inquired about walking paths and foot traffic from the school to the Athletic Center. Chris Bianchi spoke about this being the first step in the process and they are working on the Act 250 application which will likely look at the entire KMS campus together and address those questions and the future plan is to have a walking path connecting the 2 properties. The Board requested further detail on the existing parking spaces on campus.

The building in the short term is going to be served by the onsite water system. There's an existing well on the property, and the State currently has that water system permitted as a public water system, since it had served the Moguls restaurant. Water lines will be set up to attach to the municipal water system when that is available. Per the State Division of Fire Safety the property has 6.95 ERUs and the flows proposed for this facility only needs 1.6 ERUs.

Ellie Krause presented the architectural design for the facility. The proposed building is a prefabricated steel frame with metal siding. Landscaping will include native plants and shrubs to provide screening towards the residents on West Park Road. Signage will be provided at the north end of the site and another at the drive entrance to indicate the one-way drive. Both will be illuminated per the zoning requirements and will be applied for under a separate permit. The Board asked for Ellie to follow up and provide them with the level of lighting kelvin. Haff read through the zoning by-laws parking sections. Rivera asked what the Division of Fire Safety maximum occupancy for the proposed building.

Sal ??? voiced concerns about the driveway entrance on West Park Rd which has a history of problems with the public using it as a cut-through and trucks get stuck in winter. He also suggested that they do a test for a spring under the existing building.

The group agrees that more information is needed, including the number of existing parking spaces at the school, the building's maximum occupancy as determined by the Division of Fire Safety, and how these factors relate to the town's parking space requirements.

Wysocki moved Application. SPR25-12 to deliberative session, which will occur after Public Hearing for Application ZP24-62. The Board will follow-up this meeting at the next DRB Meeting on May 14th at 6:30 pm.

KMS Follow-up:

- Information about current parking capacity, occupancy numbers, lighting kelvin and shared parking arrangements for the athletic facility
- Provide a plan showing the proposed walking path between the existing KMS campus and the new Athletic Facility

Public Hearing – Application SPR24-62 GG Killington LP/Pico Ski Resort Partners LLC

Ralston opened made a motion to open the Public Hearing for Application #SPR24-62 to amend Killington Grand Parking Lot and Stormwater Management Pond at 7:43pm. Krasnoff seconded, motion passed unanimously.

The meeting discusses proposed modifications to the Killington Resort parking project, which was originally approved in 2014 and renewed in 2021. Dan Heil from VHB, presented changes to the Resort Parking Project (RPP) which impact Lots A through J of the currently approved plan, which are needed to support the town's roadway project. One correction is that there is no changes to the Killington Grand Parking lot.

The Resort Parking Project includes infrastructure to support the town roadway project with that infrastructure, mainly being the Storm Water Management Pond to the north which will treat a portion of the runoff from this phase of the town roadway project phase 1 south and there's also parking proposed as part of the RPP that will offset impacts to Upper Snowshed. A section of East Mountain Road would disappear in that area and become parking spaces and it is now showing up above by the roundabout. Heil stated that the goal for tonight is to support the town roadway project with the stormwater infrastructure and the parking infrastructure but there has been some modifications to the currently approved plan that was renewed in 2021. In 2023 there was a new wetland delineation that was performed which showed polygons and scattered class 3 which involves Army Corp and wetlands that are impacted by the RPP. There was quite a bit of impact to that wetland and the buffer zone as part of the currently approved plan. We were coordinating with the Wetlands program, and they want us to avoid and minimize impacts to wetlands which required relocation of some of the parking in the RPP. We eliminated Lot J to minimize impacts to this wetland and a buffer zone area and we shifted the stormwater management pond to the West. The modifications include relocating East Mountain Road, creating new parking areas, and adjusting access routes to various resort buildings like Mountain Green, Cascade, and Mountain Inn. The changes are intended to offset parking impacts from the new road construction and provide stormwater management infrastructure. Board members ask clarifying questions to understand how the new layout will affect traffic flow and access to different resort areas. The Board discussed concerns raised by interested parties regarding the resort parking project. The resort agrees to work with neighboring property owners to address their concerns, particularly about the buffer zone and potential impacts. The board suggests that the resort and interested parties come to an agreement before the next meeting. The resort also clarifies details about well protection zones, stormwater management, and permitting processes. They have submitted various permit applications to the State, including for wetlands, stormwater, and Act 250, which are in different stages of review or approval. The board notes that final building permits will require all necessary state permits to be in place. Stormwater management pond in these northern parking bays would likely be constructed first, as the town needs the Stormwater management pond to treat the runoff from the road.

The applicant has submitted several applications to the State such as WW Application for the water and sewer infrastructure because there were some minor modifications to coordinate with the town. They have submitted a stormwater permit application to the State for the impervious area and shifting the Stormwater Pond that's currently under review along with submitted ACT 250. That's currently under review right now and we've submitted the Wetlands permit, which has been approved by both the State and the Army Corps.

Resort Follow-up:

- Review and potentially adjust drive aisle widths to accommodate the 25-foot buffer request from Mountain Inn
- Revise lighting plans to ensure no light trespassing onto Mountain Inn property and meet 3,000 kelvin requirement with pole heights not exceeding 20 feet
- Jack & Caroline Wise to submit written concerns regarding the parking project to Jim before the next meeting on May 14th
- Michael Sneed & Jeff Temple to meet with Jack and Caroline Wise to discuss potential solutions for the parking layout and buffer zone near Mountain Inn

- Submit updated stormwater management plan for the paved parking areas and revised plan showing proper striping and maintenance specifications.

The Board entered into deliberative session at 9:11pm. No action taken.

Wysocki called a continuance of both Public Hearings. They will reconvene at the next DRB Meeting on May 14, 2025 @ 6:30pm.

5. Citizens Input

None at this time

6. Adjourn

Ralston motioned to adjourn at 9:41pm; Rivera seconded. Motion passed unanimously.

DRAFT