Development Review Board Meeting Minutes

Meeting of May 14, 2025

Present:

John Wysocki, Chair
Jessica Ralston, Vice Chair*
Merisa Sherman
Bernie Krasnoff
Roger Rivera*
Jim Haff, Zoning Administrator
Dan Heil, VHB*
Michael Sneyd, Great Gulf *
Kevin Brown, Town Counsel*

*via Zoom Video Conference

1. **Call to Order**

John Wysocki called the meeting to order at 6:36pm.

2. **Approval of the Agenda**

Sherman motioned to approve the agenda. Krasnoff seconded the motion. All in favor. Motion passed unanimously.

3. **Approval of the Minutes**

Sherman motioned to table the Minutes of April 24, 2025, until their next meeting. Krasnoff seconded the motion. All in favor. Motion passed unanimously.

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

Sherman motioned to open the Public Hearing on Application #SPR25-12 Killington Mountain School – Athletic Center. Krasnoff seconded the motion. Zoning Administrator, Jim Haff, read an email sent to him from Enman-Kesselring Engineering requesting to withdraw their PUD and Site Plan Review application. Rivera made a motion to withdrawn the application. Sherman seconded the motion. All in favor. The motion passed unanimously, and the Public Hearing was closed.

5. **Continued Public Hearing – Application #ZP24-62 GG Killington LP/Pico Ski Resort Partners LLC.**

Sherman motioned to open the Public Hearing on Application #ZP24-62 Great Gulf Killington LP/Pico Ski Resort Partners LLC – Killington Resort Parking Project. Krasnoff seconded the motion. Dan Heil, from VHB, gave a statement that Great Gulf is looking into the setbacks at the Mountain Inn at this time. He requested that the Board continue the Public Hearing until June 19, 2025, to allow Great Gulf and VHB to continue their research into the setbacks. Rivera motioned to continue the Public Hearing until June 19, 2025. Krasnoff seconded the motion. All in favor. The motion passed unanimously.

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6. Citizens Input

None at this time.

7. Commissioners Concerns

Sherman remarked that during her site inspections as a Town Lister, she observed a housing development under construction on Skye Ridge Drive that appeared to be lacking a required zoning permit. Zoning Administrator, Jim Haff, stated that such instances can occur. He stated that he is in communication with the property owner, who is expected to visit the Town Offices in the upcoming week to file the necessary permits and pay the associated fees. Haff noted that, as the housing unit remains under development, there is no immediate concern regarding the certificate of occupancy. He emphasized that as the Zoning Administrator, issuing a fine is his last resort and his primary objective is bringing the property owner into compliance with Town Regulations. He anticipates that the owner will achieve compliance by the end of the following week.

As an example, Haff cited a similar case involving a housing development on Barrows Towne Road, which also lacked a zoning permit. Upon notification, the property owners collaborated with him to file the required permits and submit the applicable fees, successfully bringing the property into compliance with Town Regulations.

8. Deliberative Session

The Board entered into deliberative session with Town Counsel at 7:05pm. The Board exited deliberative session at 7:36pm. No action taken.

9. Adjourn

Rivera motioned to adjourn at 7:37pm; Krasnoff seconded the motion. Motion passed unanimously.

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