



Development Review Board Meeting Minutes

Meeting of September 18, 2025

Present: John Wysocki, Chair *via Zoom Video Conference
Merissa Sherman
Jessica Ralston
Bernie Krasnoff
Jim Haff, Zoning Administrator
Will Austin, Assistant Town Planner
Dan Heil, VHB
Chris Sullivan, Mountain Green

1. Call to Order

John Wysocki called the meeting to order at 6:30pm.

2. Approval of the Agenda

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

3. Executive Session with Langrock and Sperry, Kevin Brown, Town Council

The Board entered into executive session at 6:32pm. The Board exited executive session at 6:51pm. No action was taken.

4. Approval of the Minutes – August 21, 2025

Sherman motioned to approve the minutes of August 21, 2025. Ralston seconded the motion. Haff asked that the minutes reflect that the KMS athletic center has an existing well system, but plans to connect to the municipal water system in the future. Austin stated he will make this change. All in favor subject to the revision stated.

5. Open Public Hearing – Application #SPR25-41 Killington Mountain School (PUD & Site Plan Review)

Wysocki read aloud a letter of opinion from Town Attorney Kevin Brown of Langrock and Sperry, addressing the Development Review Board members' obligation to avoid ex-parte communications regarding projects that are expected to come before the Board or are scheduled for a public hearing. At this time, Board Member Sherman exited the meeting.

Wysocki opened the public hearing for Application #SPR25-41 Killington Mountain School Athletic Center. Wysocki read the Statement of Findings and Conclusions regarding Application #SPR25-41 Killington Mountain School. The Development Review Board has approved the application for the proposed Killington Mountain School Athletic Center, subject to the following conditions:



- Applicant and owner of Parcel #29-209, Edward Olchowicz and Sheila Reardon will come to an agreement on the Landscape plan of adding trees between property to add a buffer zone.
- Commissioners added that all entrances and exits shall have proper lighting and also out front where there is an area for Police, Fire, Ambulance, if and when needed to have lighting installed.
- Applicant must abide by Noise Ordinance in Town which the Town states no noise outside after 10:30 PM.
- Demolition Permit required to demolish existing building.
- Zoning Permit required before start of any construction.

It is so ordered by: John Wysocki, Chair of the Killington Development Review Board.

Pursuant to Title 24 VSA Chapter 4471 and 4472 The applicant and or any other interested person, as defined by 24 BSA of Chapter 4465 B who has participated in the review of this application may appeal this decision to the Vermont Environmental Court by filing a notice of appeal directly with the Vermont Environmental Court within 30 days of the date of this decision.

6. Open Public Hearing - Application #25-44 by GG Killington LP and Killington/Pico Ski Resort Partners, LLC (PUD and Site Plan Review)

Wysocki opened the public hearing for Application #25-44 Great Gulf Killington LP and Killington/Pico Ski Resort Partners, LLC. Dan Heil of VHB presented the proposed Resort Parking Project, noting the removal of Lot J due to encroachment on a Class III wetland and the relocation of a stormwater pond to the eastern portion of the project area. The revised application proposes a total of 1,185 parking spaces, reflecting a reduction of 184 spaces resulting from the elimination of Lot J. Heil stated that parking capacity will be reevaluated when Great Gulf submits a proposal for Phase one (1) of the Ski Village project. Zoning Administrator Jim Haff clarified that the applicant will be required to meet the original target of 1,282 parking spaces during the Phase 1 review. Board Member Ralston emphasized that the current review pertains only to the location of the proposed parking lots, not the individual parking spaces. Haff confirmed this interpretation. Heil went on to present the resort's transportation plan, which includes shuttle service from the parking lots to the K-1 ski lift. In response to a question from Chair Wysocki regarding potential parking within the 24-foot corridors between lots, Heil confirmed that such parking will be strictly prohibited and detailed the enforcement measures that will be implemented. Heil also reviewed the projects proposed lighting plan, emphasizing its conformity with the Town's Zoning Regulations. Wysocki asked if any Board members had further questions. No further questions were proposed.

Wysocki invited comments or questions from abutting landowners and members of the public. Chris Sullivan, legal representative for Mountain Green, requested clarification regarding the



proposed walkway plan and the continued availability of ski lockers for Mountain Green residents. Heil confirmed that the ski lockers will remain accessible and stated he will follow up with Mountain Green representatives regarding the walkway design. Sullivan also noted that Mountain Green is currently undergoing renovations and expressed interest in coordinating with the Town to connect to the municipal water system during ongoing construction. Haff responded that the Town and Resort will collaborate with all affected property owners throughout the phased implementation of the municipal water system. Christina Jensen, legal representative for the Killington Grand Hotel, expressed her client's support for the proposed Resort Parking Project. She requested confirmation that the project would not impact the Grand Hotel's existing parking arrangements. Dan Heil confirmed that there would be no impact at this time and stated that Great Gulf will engage with abutting property owners as planning progresses for Phase one (1) of the Ski Village development. John Bryne, representative of Pinnacle Condominiums, inquired about potential impacts of the road reconstruction project—specifically Road H—on the Pinnacle Condominium Complex. Zoning Administrator Jim Haff clarified that this concern pertains to the Town's separate Road Reconstruction Project and is not part of the current application. Caroline Wise, representative of the Mountain Inn, asked whether the proposed Resort Parking Project would affect parcels associated with the Inn. Dan Heil confirmed that there would be no impact and reiterated that Great Gulf will coordinate with abutting property owners as planning advances for Phase 1 of the Ski Village. Wysocki asked if any other Board Members or members of the audience would like to propose any further questions or comments. None were proposed.

7. Deliberative Session

The Board entered into deliberative session at 7:46pm. The Board exited deliberative session at 8:06pm. Ralston motioned to continue the Public Hearing until October 16, 2025. Krasnoff seconded the motion. All in favor. The Motion was passed.

8. Citizen Input

None.

9. Commissioners Concerns

Wysocki expressed concern regarding the truck traffic on East Mountain Road. Haff suggested he bring his concerns to the Selectboard at their next meeting.

10. Adjourn

Wysocki motioned to adjourn at 8:20pm; Ralston seconded the motion. Motion passed unanimously.