Development Review Board Meeting Minutes

Meeting of November 20, 2025

Present: John Wysocki, Chair
Merissa Sherman*
Roger Rivera*
Jessica Ralston
Bernie Krasnoff
Jim Haff, Zoning Administrator
Will Austin, Assistant Town Planner
Dan Heil, VHB*
Michael Snyed, Great Gulf

*via Zoom Video Conference

1. **Call to Order**

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

2. **Approval of the Agenda**

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

3. **Approval of the Minutes – September 18, 2025**

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

4. **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 by GG Killington LP and Killington/Pico Ski Resort Partners at 6:34pm. Wysocki read the Statement of Findings and Conclusions regarding Application #25-44 by GG Killington LP and Killington/Pico Ski Resort Partners. The Development Review Board has approved the application for the proposed Killington Mountain School Athletic Center, subject to the following conditions:

The proposed amendment concerns the parking lots and associated parking spaces identified on the existing site plan as Lots C - J. Therefore, the proposed amendment leaves unaltered parking Lots A and B of the existing site plan.

Permit # 14-029 for the Killington Resort Parking Project required the permitholder to provide 1,282 day-skier/guest parking spaces and the partial reconstruction of 700 ft. +/- of Killington Road, the construction of a stormwater retention basin, landscaping, and lighting. Parking lots C – J, however, provided only 1276 parking spaces.

Phase I of the Killington Master Site Plan will result in the elimination of the Ramshead and Snowshed parking lots. Therefore, DRB required included in Permit # 14-029, as precondition to the commencement of development of Phase I, that completion of the Resort Parking Project is a necessary precondition to the commencement of the development of Phase I. As a result, the permitholder must locate, identify, and delineate the 6 additional parking spaces required to bring the total number of parking spaces to 1,282 before the development of Phase I can commence.

Changes to the approved parking Lots C – J are proposed in order to accommodate infrastructure requirements necessary for the Town's relocation/realignment and upgrading of Killington Road, Road H, Old Mill Road and East Mountain Road (hereinafter referred to collectively as "the Town road project"). Specifically, the stormwater retention pond required for the Town road project has been relocated to an area north of the approved parking lots, but further to the west than originally designed.

In addition, an amendment to parking Lots C - J of the existing site are needed to account for changes to the classification and delineation of wetlands that have occurred since the approval of the existing site plan. Wetlands formerly classified as Class III have been reclassified as Class II, which requires additional protective measures, specifically, a 50 ft. buffer zone. This buffer zone extends into the area occupied by Lot J of the existing parking site plan and thereby requires the elimination of Lot J.

The revised parking site plan includes other minor revisions which do not raise any concerns for the DRB. In the existing site plan, the ADA stalls were dispersed throughout Lots C – J. The revised parking site plan locates the ADA stalls in Lot D and includes minor modifications to the stormwater and sanitary sewer infrastructure. Site clearing required for Lots C – I will extend a small distance further to the east.

Some of the parking spaces lost by the elimination of Lot J will be made up by increasing the number of parking spaces on Lots C – I as set forth on Exhibit 1. Even with these additions, the elimination of Lot J will result a total of 1,195 parking spaces in Lot C – I. Therefore, the elimination of Lot J will create a net loss of 81 parking spaces. As a result, the elimination of Lot J will leave the permitholder 87 (6 + 81) parking spaces short of the 1,282 parking spaces required by Permit # 14-029.

The DRB finds that the provision of 1,195 parking spaces is sufficient to offset any impacts to parking on Upper Snowshed associated with the reconstruction of East Mountain Road. Given that construction of the development of the Resort envisioned by Phase I has yet to commence, the DRB concludes that the 1,195 parking spaces provided by the revised parking site plan adequately meets the Resort's needs for day-skier/guest parking.

The DRB finds that the revised parking site plan will not impede or adversely affect the permitholder's plan to provide shuttle transport service from parking lots that are located more

than 1,500 feet for the ski lifts as required by the existing site plan. *See* Resort Transportation Parking Exhibit 2.

By a unanimous vote of 3-0 (Wysocki, Ralston, and Krasnoff), the DRB approves the revised parking site plan as set forth in the plans submitted as part of Permit Application No: 25-44. This approval is subject to the condition that no parking will be allowed in the aisles between the parking spaces of Lots C -I, so that aisle parking cannot be used to satisfy the permitholder's obligation to provide 1,282 day-skier/guest parking spaces prior to the commencement of construction of Phase I.
This approval affects parking Lots C – I only.

Therefore, all other terms, obligations, and conditions of Killington Master Plan and the existing site plan approved by the DRB in connection with as Permit #14-029 and renewed as #20-046 and PUD Approval Nos.13-037 and 13-044 remain in full force and effect.

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.

5. **Citizen Input**
None.

6. **Commissioners Concerns**
None.

7. **Adjourn**
Wysocki motioned to adjourn at 8:00pm; Ralston seconded the motion. Motion passed unanimously.