



Development Review Board Meeting Minutes
Meeting of November 21, 2024

PRESENT: Jon Wysocki, Chair
Jessica Ralston, * Vice Chair
Roger Rivera *
Merisa Sherman
Don Martin
Bernie Kraznof, Alternate
Peter March * – NH Signs
Peter Zelken * – Killington Deli and Market

*via Zoom Video Conferencing

Jim Haff, Zoning Administrator

1. Call to Order

Meeting to order at 6:32 pm.

2. Approval of the Agenda

Wysocki noted an amendment to the agenda to strike Line Item #5 *Public Hearing Discussion – GG Killington & KPSRP Request an Amendment to previously approve Lot C-1, the Killington Grand Parking Lot*. When the applicant submits a revised plan, it will be Warned and back put on a future Agenda. Sherman motioned to approve the agenda striking Line Item 5. Ralston seconded the motion. All in Favor. Motion passed unanimously.

3. Approval of the Minutes

Rivera made a motion to approve the Minutes of October 17, 2024 with the correction that Merisa Sherman attended the meeting via Zoom. Ralston seconded. All in Favor. Motion passed unanimously.

4. Public Hearing Discussion – Killington Deli and Market Place Request a Sign Variance

Wysocki opened the Public Hearing Discussion at 6:35pm. Haff introduced Peter March from New Hampshire Signs and Peter Zelken, owner of Killington Deli and Market and stated they are seeking a sign variance from the town to waive the 15-foot setback which would allow them to install the proposed Gas Station sign at the property line which is 31 feet per the State Road right of way.

March explained that they wanted to abide by the State's right-of-way and not add an additional town setback to ensure better visibility and safety for drivers on US Route 4. He also noted that the property line was not created by the appellant and that the variance would not alter the

character of the neighborhood and that they were removing some building signage and the "?? letters" off the canopy to stay within the 100 square feet limit.

The board also discussed an email from Teresa Gilman at VTrans, which confirmed that the proposed sign location was outside the state highway right of way. She requested no portion of the sign extend beyond the referenced location when built. Since this work falls outside the US Route 4 highway right of way it does not require a traffic control package or highway access & work permit #S1111. If this is incorrect or there are changes to the sign Gilman suggested contacting their Mendon office and they will process a sign package.

March shared a map showing the proposed location for the sign near a gas station canopy. The green circles represent the property line, while the blue circles indicate the highway right-of-way. The circles without an X are closer to the road and where March wants to place the sign, while the circles with an X represent the 15-foot setback from the property line. Sherman and Rivera ask clarifying questions to understand the map and the proposed sign location and questioned the need for a variance, citing a lack of scientific evidence and data on visual distance. Peter maintained that the issue was about the setback, not the size of the sign, and that a longer distance would improve traffic safety.

March requested the board's approval for the variance, emphasizing that it would enhance the site's success and allow for effective price advertising while allowing drivers more time to make a decision whether to turn into the gas station or not. Haff mentioned that on Route 4 and Route 100 the town does not have a right of way.

Sherman motioned to go into deliberation session (time), Wysocki seconded the motion. All in favor. Motion passed unanimously. Wysocki stated they were out of deliberative session (time) and have decided to leave this public hearing Open at this time to allow for the Board to ask the town's attorney some questions. The meeting and hearing will remain open and moved to a future date that will be determined by legal counsels' response to our questions. Once we have responses from the attorney, we will discuss it among ourselves we make a final decision.

5. Line Item Struck

6. Citizens Input

No Citizen input

7. Zoning Administrator Update

Haff explained Line Item #5 was struck because there was a new concept for the Grand Hotel that has not been approved. They will be filing the paperwork with me again in the next week. Close to \$200,0000 in Short-Term Rentals which will continue to increase going forward.

8. Other Business

No other business.

9. Adjourn

Sherman motioned to adjourn at 7:42pm. Motion passed unanimously.