



Development Review Board Meeting Minutes
Meeting of December 19, 2024

PRESENT: Jon Wysocki, Chair
Jessica Ralston, * Vice Chair
Roger Rivera *
Merisa Sherman
Bernie Kraznof, Alternate
Peter Zelken * – Killington Deli and Market
Jim Haff, Zoning Administrator

*via Zoom Video Conferencing

1. Call to Order

2. Approval of the Agenda

Sherman motioned to approve the agenda. Ralston seconded the motion. All in Favor. Motion passed unanimously.

3. Approval of the Minutes

Rivera made a motion to approve the Minutes of November 21, 2024. Ralston seconded. All in Favor. Motion passed unanimously.

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

Exited Deliberative Session regarding Killington Deli and Marketplace. Ralston stated that after consulting the Town’s attorney it was determined that there is no need for a sign variance. Per the Zoning Bylaws where setbacks are defined, it explicitly excluded signs, so the Hearing is now closed. Wysocki mentioned to Zelken that although they don’t have jurisdiction the Board members would like to see some type of protective buffer around the base of the sign. Zelken responded that after the last DRB meeting he decided to move the sign along the border to the end of the parking lot to avoid getting in the way of traffic.

5. Citizens Input

No Citizen input

6. Zoning Administrator Update

Regarding the cannabis dispensary, Haff has had several discussions regarding the cannabis ruling, with Kevin Brown and Steve Kasarini. They have made an agreement to lease 16 spaces from the adjoining lot. The Board decided to open the hearing for the Cannabis ruling on January 16th and then schedule a site visit. The exact date for the site visit was not finalized, but

it would be before the next meeting on the 3rd Thursday in February. The documentation for the full permit would be sent to board members by the following Monday.

Haff noted that Short-Term Rental fees are now over \$200,000 which is significantly higher than the previous year. He also said that Linda Prine, Administrative Assistant, has been focusing on compliance with the Division of Fire Safety to ensure properties are in full compliance.

Haff said that the Ski Resort has permits for bike trail on Ram's Head a permit for a replacement for the Bonanza chairlift. Typically, a permit would not be required but they will need to go to Act 250 and it produces a record and paper trail of what was done to have in the Town zoning files. He also mentioned Base Camp project is likely to move forward in the spring. which does not require a permit but they need to go to ACT 250 so that is why they put in for a permit with the town. They also have

7. Other Business

Haff, discussed Anthony Way to Route 4 progress. The telephone poles will be taken down on the west side after the holidays by Markowski. Finishing touches on the road will be done in the spring. Sherman asked if there were any incidents that have happened on the walkway that goes to Route 4 Sports Store, Haff said do to bollards and cones. He also noted that the town was not initially planning to plow the sidewalk, but due to Rosie's efforts, it is now being cleared and people are using it. Killington also addressed questions about the land that was Route 4 sports parking and the speed indicator signs. He mentioned that he would bring up the idea of speed indicator signs with the select board. Lastly, he noted that the new guardrail on East Mountain Road has already been hit multiple times and suggested that it might be due to the smoother surface of the new asphalt.

8. Adjourn

Sherman motioned to adjourn at 7:19pm. Motion passed unanimously.