

**TOWN OF KILLINGTON
DEVELOPMENT REVIEW BOARD
Meeting of February 17, 2022**

PRESENT: Ken Wonsor, Chair
Vito Rasenas, Vice Chair*
Roger Rivera*
Merisa Sherman*
Jon Wysocki*
Jessica Ralston (Alternate)*

START: 6:31 p.m.
END: 7:55 p.m.

Chet Hagenbarth, Town Manager
Lucrecia Wonsor, Recording Secretary

GUESTS: Curt Petersen*; Joseph Pimentel*; Rebecca Pimental*

*via *Zoom* Video Conferencing

1. **Open Meeting**

Ken Wonsor, Chair opened the meeting at 6:31 pm.

2. **Approval of Agenda**

Rasenas moved to approve the Agenda as may be amended. Wysocki seconded. There being no changes, vote on agenda as presented. All in Favor.

3. **Approval of Minutes: February 3, 2022**

Rasenas moved to approve the Minutes of February 3, 2022 as may be amended. Wysocki seconded. There being no amendments, vote on minutes as written. All in Favor.

4. **Citizen Input** – None.

5. **Luce Farms Site Plan Amendment Review Application #22-004**

Ken Wonsor, Chair, noted that a Public Hearing was not properly warned for this application. He further noted that a Site Plan Amendment Review is not warranted for this project since it has no impact on parking and light manufacturing is an approved use in the Commercial District. He suggested that when the new Zoning Administrator (ZA) is appointed that the applicant submit an application for a change of use Zoning Permit and that the DRB authorize the ZA to approve it administratively.

Prior to making a final determination, the Board asked to hear more details regarding this new business from the applicants. Joseph and Rebecca Pimentel, owners of Luce Farm Wellness, advised that they manufacture and sell USDA Certified Organic botanical based wellness products. They have outgrown their current manufacturing facility in Bethel and are

**TOWN OF KILLINGTON
DEVELOPMENT REVIEW BOARD
Meeting of February 17, 2022
Page 2**

looking to relocate to the Surf the Earth building located next to the Aspen East Ski Shop. They currently have a total of 8 employees and would be moving their manufacturing, fulfillment and offices to Killington. At some point in the future, they may want to also be open for retail and asked to have that option open.

After the Board asked various questions, Rasenas moved that this be approved Administratively. Sherman seconded. Wonsor asked that the applicant obtain a shared parking agreement with the owner of the property who operates Aspen East Ski Shop and provide a copy of that agreement to Zoning Administrator prior to a permit being issued. It was also noted that prior to opening for retail, applicant will need to file an application for a permit to add that use. Vote on motion as stated with conditions. All in favor.

6. **Review of Short Term Rental Section 407 for Recommending Changes to Planning Commission**

The Board moved into Deliberative Session to review and discuss recommended changes to the Short Term Rental Regulations at 7:00 pm. The Board came out of Deliberative Session at 7:53 pm. The Board added to the list of recommended items to be addressed as prepared by outgoing Interim Zoning Administrator, Chuck Claffey. A list will be compiled and forwarded to the Planning Commission for their further consideration.

7. **Other Business** – None.

8. **Adjourn**

Rasenas moved to adjourn the meeting at 7:55 pm. Wysocki seconded. All in Favor.

The next meeting of the Development Review Board is scheduled for March 16, 2022 at 6:30 pm at the Sherburne Memorial Library and via Zoom.

Respectfully submitted,

Lucrecia Wonsor

Lucrecia Wonsor
Recording Secretary

NOTE: These minutes have not been approved by the Development Review Board and are, therefore, subject to change.