

**TOWN OF KILLINGTON
DEVELOPMENT REVIEW BOARD
Meeting of April 1, 2021**

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

START: 6:35 p.m.
END: 8:11 p.m.

Preston Bristow, Town Planner & Zoning Administrator*
Lucrecia Wonsor, Recording Secretary*

GUESTS: Carolyn Kepcher*; Ken Peters*; Howard Smith*

*All Board Members & Guests via *Zoom* Video Conferencing

1. **Open Meeting**

Ken Wonsor, Chair opened the meeting at 6:50 p.m.

2. **Approval of the Agenda**

Rasenas moved to approve the Agenda as may be amended. Wysocki seconded. Wonsor added “Board Re-organization” after Approval of the Agenda and “Amendment to DRB Rules of Procedure” under Meeting Calendar. Vote on Agenda as amended. All in Favor.

3. **Board Re-organization**

a. Wonsor opened the floor for nominations for Chair. Rasenas nominated Ken Wonsor. Sherman seconded. There being no further nominations. Vote on Ken Wonsor as Chair. All in Favor.

b. Wonsor opened the floor for nominations for Vice Chair. Wysocki nominated Vito Rasenas. Sherman seconded. There being no further nominations. Vote on Vito Rasenas as Vice Chair. All in Favor.

4. **Approval of Minutes: February 25, 2021**

Rasenas moved to approve the Minutes of February 25, 2021 as may be amended. Wysocki seconded. There being no amendments, vote on Minutes as written. All in Favor.

5. **Citizen Input** – None.

6. Snowed Inn Expansion of “Greenhouse” Glassed-in Dining Space

Shall the DRB authorize administrative review (under Section 605) of application #21- 014 by CKKC, LLC (dba the Snowed Inn) of a 130 square foot expansion of the “greenhouse” glassed-in dining space.

New owners, Ken Peters and Carolyn Kepcher are looking to expand the 8x8 foot “greenhouse” approved in 1988 as an amenity for dining guests. The glassed in space would increase by 130 sq. ft. over an existing deck. The project will not increase occupancy and is strictly for use by guests of the inn. It also does not alter the footprint of the building and does not impact parking, traffic circulation, noise or outdoor lighting. The Board reviewed the site plan showing the proposed expansion and asked various questions which the Applicant addressed.

Rasenas moved to authorize Bristow to approve Application #21-014 Administratively. Wysocki seconded. All in Favor.

7. Sushi Yoshi Outdoor Dining Porch and Amended Parking Plan

Shall the DRB grant approval as a minor change (under Section 510.1.C) of application #21-012 by KNH Enterprises, Inc. (dba Sushi Yoshi Restaurant) to construct a 48’ x 12’ outdoor dining porch with amended parking plan.

Bristow advised that Applicant, KNH Enterprises, has retracted Application #21-012 and instead is looking for guidance from the DRB as to whether or not he even needs a permit for the project he is contemplating. Applicant is looking to create a 16 ft circle with a firepit in the middle where restaurant guests can gather either while waiting for a table or to just interact socially while enjoying a beverage. There are two proposed locations for this outdoor “patio”. Option One would be just to the left of the building, with the firepit tucked in the corner. Option Two would be in front of the building between the entrance walkway and the Killington Road. Option One would displace 3 parking spaces which can be replaced on an adjoining parcel the Application recently purchased from the Sherburne Fire District #1. Applicant would prefer not to replace the lost parking spaces since there are more than enough parking spaces even without these three, however, if the Board requires these spaces be replaced, he would do so. Option Two would not take up any parking spaces but may also include tables with sail cloths overhead to offer some protection from weather. Applicant is not sure which option he will ultimately pursue and would like the flexibility to proceed with the one that will work best in order to create an aesthetically pleasing outdoor area. This space would be for summer use only.

Rivera moved to go into Deliberative Session at 7:25p.m. The motion was seconded. All in Favor.

The DRB moved out of Deliberative Session at 7:53p.m. No action was taken.

8. Meeting Calendar

a. Rasenas moved to amend the DRB Rules of Procedure to state that the DRB will meet on the 3rd Thursday of the month. Rivera seconded. All in Favor.

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b. Discussion regarding the timing of when documents are provided to the DRB for review prior to a hearing or meeting. Rasenas moved that complete applications with all related documents be submitted seven (7) calendars days before the scheduled meeting/hearing. Rivera seconded. All in Favor.

9. **Adjourn**

Rasenas moved to adjourn the meeting at 8:11p.m. Rivera seconded. All in Favor.

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.