

**TOWN OF KILLINGTON
DEVELOPMENT REVIEW BOARD
Meeting of April 15, 2021**

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

START: 6:35 p.m.
END: 9:15 p.m.

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

GUESTS: Andrew Allison*; Heidi Bomengen*; Louis Cano*; Craig*; Steve Finer*;
Peter Frederiksen*; Peter Gibbs*; Jim Haff; Steve Malone; Carol Malone*;
Brian Montgomery*; Whit Montgomery*; Curt Peterson*; Jeff Potter;
Joseph Pullaro*; Jon Readnour*; Richard Saunders*; Steve Selbo*;
Jeff Temple*; Kevin Worden*

*via *Zoom* Video Conferencing

1. **Open Meeting**

Ken Wonsor, Chair opened the meeting at 6:35 p.m.

2. **Approval of the Agenda**

Rasenas moved to approve the Agenda as may be amended. Sherman seconded. Vote on Agenda as presented. 5 in Favor (Wysocki not present for this vote).

3. **Approval of Minutes: March 31, 2021 & April 1, 2021**

a. Sherman moved to approve the Minutes of March 31, 2021 as may be amended. Rasenas seconded. There being no amendments, vote on Minutes as written. 5 in Favor (Wysocki not present for this vote).

b. Rasenas moved to approve the Minutes of April 1, 2021 as may be amended. Sherman seconded. There being no amendments, vote on Minutes as written. 5 in Favor (Wysocki joined the meeting after this vote).

4. **Citizen Input** – None.

5. **Sushi Yoshi Modified Parking Plan and Fire Pit**

Ken Wonsor, Chair, advised that KNH Enterprises has withdrawn their plans for a fire pit and any changes to their parking plan. They plan on installing some pavers and expanding their

**TOWN OF KILLINGTON
DEVELOPMENT REVIEW BOARD
Meeting of April 15, 2021
Page 2**

outdoor seating but will be addressing that with the Selectboard when they apply for their Outside Consumption Permit.

Rasenas moved to close the review of Sushi Yoshi's modified parking plan and fire pit. Wysocki seconded. All in Favor.

6. Public Hearing on Base Camp at Bear Mountain Master Plan (PUD) and Phase I Site Plan Approval

Ken Wonsor, Chair, opened the public hearing at 6:40 pm on Application #21-011 by Killington/Pico Ski Resort Partners, LLC for Master Plan (PUD) approval for the Base Camp at Bear Mountain project of a total of 156 residential units, and specific Site Plan Approval for Phase 1 consisting of 2 multi-family buildings and 9 duplex buildings for a total of 78 residential units. Phase 1 also includes a gate house office and pump station and all related infrastructure. The entire project is located within the Falls Brook/Bear Mountain section of the Ski Village Zoning District.

Steve Malone, Vice President of Ottauquechee Realty Advisors LLC (Developer), gave a PowerPoint presentation on the project. They are requesting Master Plan approval for the entire PUD and Site Plan Approval for Phase I only. Phase I consists of two 5-story, multi family stack flat buildings and 9 duplex buildings for a total of 78 residences. The project also includes a Gatehouse building that contains an office and the pump station. The purpose of the gatehouse is to control the Base Camp project parking which is located adjacent to the public Day Skier parking at Bear Mountain Lodge. It will also serve as an office where packages for residents can be delivered. There is a dedicated open space area of 4.75 acres above the Bear Cub Trail. The project has received "ability to serve letters" from Casella Waste Management, Dead River, Rutland Regional Ambulance, Mosher Excavation and VTEL. Mr. Malone had not been able to connect with Fire Chief, Gary Roth, to review the project on behalf of Killington Fire and Rescue prior to tonight's hearing but advised that he did have a meeting with him on Friday, April 16th.

Wonsor opened the floor to questions from the DRB. During questioning there were concerns expressed regarding: i) pedestrian safety walking from the public day skier parking to the ski lifts and having to cross the entrance to the Base Camp development; ii) the gatehouse and the appearance of being exclusionary; iii) distance from the new Public Safety Building and lack of comment and review by Killington Fire and Rescue; iv) lack of review and comment by Killington Police Department.

The DRB felt the application was not complete without the review by Fire Department, therefore, Sherman moved to recess the hearing to Thursday, April 22, 2021 at 6:30 pm to allow time for that to take place. Rasenas seconded. All in Favor.

Rivera moved to go into Deliberative Session at 8:06 p.m. The motion was seconded. All in Favor.

The DRB moved out of Deliberative Session at 9:15 p.m. No action taken.

7. Other Business – None.

**TOWN OF KILLINGTON
DEVELOPMENT REVIEW BOARD
Meeting of April 15, 2021
Page 3**

8. **Adjourn**

Rasenas moved to adjourn the meeting at 9:15p.m. Rivera seconded. All in Favor.

Next meeting is scheduled for April 22, 2021 at 6:30pm at the Sherburne Library and via Zoom Teleconferencing.

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.