

**TOWN OF KILLINGTON  
DEVELOPMENT REVIEW BOARD  
Meeting of September 22, 2022**

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

**START:** 6:33 p.m.  
**END:** 8:52 p.m.

Daryl Arminius, Director of Planning & Zoning  
Jim Haff, Interim Zoning Administrator  
Lucrecia Wonsor, Recording Secretary

**GUESTS:** Holly George; Dan George\*; Jason Waysville\*; Aaron Weidenaar; Ken Wonsor\*

\*via *Zoom* Video Conferencing

1. **Open Meeting**

Vito Rasenas, Chair opened the meeting at 6:33 p.m..

2. **Approval of Agenda**

Rivera moved to approve the Agenda as may be amended. Sherman seconded. There being no amendments, vote on Agenda as presented. All in Favor.

3. **Approval of Minutes: August 11, 2022 & August 25, 2022**

a. Rivera moved the Minutes of August 11, 2022 as may be amended. Ralston seconded. There being no amendments, vote on Minutes of August 11, 2022 as written. All in Favor.

b. Rivera moved the Minutes of August 25, 2022 as may be amended. Ralston seconded. There being no amendments, vote on Minutes of August 221, 2022 as written. All in Favor.

4. **Citizen Input** – None.

5. **Bearforce One, LLC (2025 US Route 4) Site Plan Review Application SPR-22-039**

Vito Rasenas, Chair opened the Public Hearing at 6:35 p.m. for Application #SPR-22-039 for Site Plan for a change of use to the property located at 2025 US Route 4 (Westbound) to allow mixed use for 6-bedroom residential unit and a laundry facility. The proposed project is located within the Commercial Zoning District.

Applicant, Holly George, provided an overview of the project. The space in the front of the building will contain a storage room for supplies and housekeeping equipment to service the various rental properties they own and manage on one side and a conference/gathering room for

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employees on the other. The lower level will contain a laundry facility consisting of two commercial washing machines and two commercial dryers to clean the various linens for their rental properties. The rear of the building will contain a 6-bedroom residential unit which will be used for Short-term vacation rentals. She noted that all their properties are well maintained and receive high ratings from guests.

Haff advised that he has been in contact with the applicant and their engineers regarding the project. The project has received a Wastewater Permit from the State for the change of use and the applicant has purchased the appropriate ERU's from the Town and the Alpine Pipeline and has submitted the necessary documents to start the hook up to the Town's Route 4 Sewer. The Site Plan Approval would be conditioned on the applicant obtaining a water source permit from the State. Section 432 of the Zoning Regulations requires the project to have 12 parking spaces and the plans submitted show a total of 13 parking spaces. The conference room has a 20-person capacity approval from the State.

The floor was open for comments and questions. Sherman expressed concern that there is not enough parking to accommodate the capacity of the conference room. Haff advised that the applicant has stated that it is a gathering room for employees only and not for public use and the decision could be conditioned as such. Sherman noted that there was no lighting plan submitted with the application. She was particularly interested to know the lighting in the rear of the building where the entrance to the 6-bedroom residential unit is located. Applicant responded that there will be down lighting fixtures similar to those in use by the Killington Resort and there would be motion activated lighting for the rental unit in the back of the building. Sherman also indicated that she would like to see all 5 parking spaces needed for the rental unit located together at the back of the building near the entrance to the unit. Riviera raised a procedural question noting that the applicant has already started work on this project without formal Site Plan Review Approval and a Zoning Permit. Haff advised that he has been in communication with the applicant and that he had the applicant give a short presentation to the DRB several months ago regarding their plans for the property and he allowed the applicant to move forward with the work cautioning them that they will not be able to operate or use that property if all approvals and permits are not obtained. It was a risk the applicant accepted as they worked through the process.

There being no further questions, Sherman moved to go into Deliberative Session at 7:27 pm. Ralston seconded. All in Favor.

The DRB came out of Deliberative Session at 8:43 pm. No action was taken. The hearing was recessed to October 20, 2022 at 6:30 pm.

**6. Deliberative Session for decisions SPR-22-020 Gore Investments, LLC and SPR-22-028 Theodore**

During the Deliberative Session above, the DRB reviewed and discussed the draft Findings of Fact for SPR-22-020 by Gore Investments, LLC and SPR-22-028 by James Theodore.

a. **SPR-22-020 by Gore Investments, LLC** – Sherman moved to approve the Findings of Fact as amended and authorize Jon Wysocki, Vice Chair, to sign the document on behalf of DRB. Ralston seconded. All in Favor.

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b. **SPR-22-028 by James Theodore** – Findings of Fact for SPR-22-028 have been tabled to Thursday, September 27, 2022 at 6:30 pm to allow the DRB time to review the document.

7. **Other Business**

Haff reminded DRB members that they should not have any discussions outside of a warned public meeting with applicants or fellow Board Members regarding a particular application before the DRB.

8. **Adjourn**

Wysocki moved to adjourn the meeting at 8:52 pm. Ralston seconded. All in Favor.

The Development Review Board will have a special meeting on September 29, 2022 at 6:30 pm to review and discuss the Findings of Fact for SPR-22-028 which will be done in Deliberative Session.

The next regular meeting of the Development Review Board is scheduled for October 20, 2022 at 6:30 pm at the Public Safety Building 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.