

**TOWN OF KILLINGTON
DEVELOPMENT REVIEW BOARD
Meeting of November 12, 2020**

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

START: 6:34 p.m.
END: 8:15 p.m.

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

GUESTS*: Eric Aborjaly, William Bawden, Steve Fenn, Chuck Graziano, Josh Hardy, Beth Clark, Larry Clevenger, Dave Davis, Karl Erhardt, Susan Frankle & John Uzzolino, Jeff Henderson, Andrew Friedman, Ann Groccia, Charles Gunderson, Barbara Krause, Jason Laroque, Aaren Macksoud, Bob Manchester, Roger Nowak

*Board and all Guests via *Zoom* Video Conferencing

1. OPEN MEETING

Ken Wonsor, Chair opened the meeting at 6:34 p.m.

2. APPROVAL OF AGENDA

Rasenas 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 THE MINUTES

Rasenas moved to approve the Minutes of October 29, 2020 as may be amended. Sherman seconded. There being no changes, vote on approving the minutes as written. 4 in Favor (Wysocki lost connection during this vote but rejoined the meeting shortly thereafter).

4. CITIZEN INPUT – None.

5. RESUME PUBLIC HEARING

Ken Wonsor, Chair, re-opened the public hearing recessed on October 29th for Application #20-052 by Elinko, LLC (Mountain Meadows Lodge) at 285 Thundering Brook Road for site plan review. He clarified that the continuation of the hearing is limited to the original application for site plan review of the physical changes to the Lodge building: i) the 16x80 ft addition to the back (north side), ii) the 1,992 sq ft deck on the west side, and iii) realignment of the porte cochere on the front. There would be no discussion regarding opening the restaurant to the public, offering an outside wedding and event venue or addition of the 24x22 ft hot tub deck on the west side not yet constructed. If Applicant wishes to pursue these items, separate applications will need to be made.

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Jason Laroque, with Otter Creek Engineering, gave a detailed report regarding his inspection of the septic system. He fielded various questions from the Board and advised he would provide a signed and sealed letter detailing his findings and recommendations. He noted that he and the Applicant have reached out to the State Act 250 Board and provided Rick Oberkich with a project review sheet but had not heard back yet.

Several residents of the neighboring Telemark Village condominium property expressed their concerns regarding outdoor music on the west side deck as well as potential impact on their well from the Mountain Meadows septic system should it fail.

After allowing ample time for the Board and Guests to ask questions, Rasenas moved to close the hearing and move into Deliberative Session. Sherman seconded. All in favor.

6. OTHER BUSINESS – None.

7. DELIBERATION

The Board entered into deliberation at 7:46 pm and came out at 8:15 pm. Rasenas moved, following approval and signature by Chair, Ken Wonsor, on a written Findings and Decision, to authorize Bristow to issue a Permit and Certificate of Occupancy for the additions built without a permit and subject to the Notice of Violation of September 18, 2020 namely, additions to the rear of the Mountain Meadows Lodge building, expansion and partial covering and enclosure of the “terrace” (deck) on the west side of building, and realignment of the porte cochere on the front of the building subject to the following conditions:

1. Applicant shall provide a Project Review Sheet from the Vermont Agency of Natural Resources indicating that Act 250 and Stormwater Permits are not required or, if they are required, shall secure and provide copies of those permits.
2. Applicant shall provide an updated letter from Otter Creek Engineering, bearing the seal of a licensed engineer, and shall provide documentation that the recommended access risers, sweeps, caps and access ports have been installed, and shall provide reports of monthly monitoring for the first year of operation.
3. No outside music is approved nor shall be allowed under this approval.

8. ADJOURN

Rasenas moved to adjourn the meeting at 8:15 pm. Rivera seconded. All in favor.

Respectfully submitted,

Lucrecia Wonsor
Recording Secretary

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