

**TOWN OF KILLINGTON
DEVELOPMENT REVIEW BOARD
Meeting of November 19, 2020**

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

START: 6:30 p.m.
END: 7:48 p.m.

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

GUESTS*: Jim Haff; Steve Malone; Jeff Temple

*Board and all Guests via *Zoom* Video Conferencing

1. OPEN MEETING

Ken Wonsor, Chair opened the meeting at 6:30 p.m.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF THE MINUTES

Wysocki moved to approve the Minutes of November 12, 2020 as may be amended. Sherman seconded. There being no changes, vote on approving the minutes as written. All in Favor.

4. CITIZEN INPUT – None.

5. INFORMAL (PRE-APPLICATION) REVIEW OF BASE CAMP AT BEAR MOUNTAIN PROJECT

Wonsor advised that a Memorandum of Understanding has been signed by Michael Solimano, Agent for Killington/Pico Ski Resort Partners and himself, as DRB Chair, stating that this meeting is an informal review and nothing said during this meeting is binding. In order to provide the Board with some historical information regarding this project, Wonsor read the Planning Commission minutes of July 12, 2017 where under “New Business” Steve Malone requested a zoning change at Bear Mountain to remove 16 acres from the Forest Reserve District and move it into the Ski Village District to accommodate further development. Two weeks later, at the next Planning Commission meeting of July 26, 2017, again under “New Business” the Commission approved the Bylaw Amendment Report and sent this zoning change to the Selectboard, who after holding a public hearing, approved the zoning change.

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Steve Malone thanked Wonsor for that introduction and added that prior to July, 2017 they had entered into a Purchase and Sales Agreement with Killington/Pico Ski Resort for 25 acres at Bear Mountain, a portion of which was in the Forest Reserve District. The density restrictions of that District did not support the economics of the proposed development which prompted the request for the zoning change that was subsequently approved. They are now looking at a slight expansion of the 25 acres to 26 or 27 acres dependent on whether the development on existing parking would be allowable. Parking numbers are based on uphill capacity. Taking the Resort's uphill capacity numbers for the lifts at Bear Mountain in account, the number of required parking spaces is calculated to be 550 and there are currently 967 parking spaces. For each multi-family building (42 units each) there will be 40 underground parking spaces built and for each duplex there will be 8 spaces. Mr. Malone would like to approach approval for this project by submitting a Master Plan for the project and then applying for Site Plan Approval for each phase. They will be looking to take the same approach with the Act 250 process. The proposed initial phase would consist of 2 multi-family buildings and 10 duplexes, one of the duplexes would be on existing parking spaces. The site plan showed two other multi-family buildings on existing parking spaces but these, if constructed, would be built in the last phase. The total duration of the project is 4-5 years from start to finish. Mr. Malone is looking to apply for Master Plan Approval and Site Plan Approval for the 1st Phase in December, apply to Act 250 in early spring and start construction late summer 2021.

Jim Haff expressed concern over the possible elimination of parking and questioned why this developer would not need to replace parking spaces one-for-one. After further questions from the Board, Wonsor and Bristow thanked Mr. Malone for providing this preliminary information and having this informal discussion.

6. OTHER BUSINESS – None.

7. ADJOURN

Rasenas moved to adjourn the meeting at 7:48 pm. Sherman 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.