

**Planning Commission Report for  
Adoption of Municipal Subdivision Regulations  
and Bylaw Amendments  
May 7, 2025**

This report is provided in accordance with 24 V.S.A. §4441(c) which requires the Planning Commission to prepare and approve a written report on the proposed bylaw amendments as follows:

*Provide a brief explanation of the proposed bylaw amendment and include a statement of purpose.*

The principal purpose of the proposed subdivision regulations and zoning bylaw amendments is to (1) provide for orderly growth and coordinated development in the Town of Killington, and to further the purposes of the Town of Killington Municipal Plan, (2) to amend the current zoning bylaws to reflect changes made by the adoption of subdivision regulations in the Town of Killington, (3) to clarify Section 407 of the Zoning Bylaws that relates to the short term rental of dwelling units, (4) to require a zoning permit for the removal of trees from an unimproved property within twenty (20) feet of any property boundary except for the removal of dead or diseased trees and the removal of trees in accordance with a forest management plan, (5) to reduce the number of allowed driveway curb cuts to one unless exempted by the town road foreman and fire chief, and (6) to clarify the exemptions (specifically signs) from setbacks in all zoning districts. The Town of Killington Zoning Map has also been amended to rezone a small portion of the Forest Reserve District to the Valley District. The adoption of subdivision regulations and proposed zoning bylaw amendments will affect every geographical area of Killington, and are consistent with the goals and policies outlined within the Town Plan.

*Include findings regarding how the proposal accomplishes the following:*

1. *Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:*

The purposed subdivision regulations and zoning bylaw amendments further the goals and policies contained within Killington’s Town Plan (re-adopted September 28, 2023) as follows:

- The proposed subdivision regulations are in conformance with the Goals and Action Items set forth in the Land Use Chapter of Killington’s Town Plan. Specifically, under Goal C, an Action Item is to “Adopt subdivision regulations that promotes good land use practices, with the intent to protect open spaces and preserve natural resource areas.”

- The proposed Zoning Bylaw amendments are in conformance with the Goals and Action Items set forth in the Land Use Chapter of Killington's Town Plan. Specifically, under Goal A, an Action Item is to "Review and revise the zoning bylaws on a continuing basis to ensure new development occurs in dense, compact centers." Additionally, these amendments are designed to maintain consistency with the proposed Subdivision Regulations, as well as the preservation of natural resources in Killington.
- The proposed amendment to the Town of Killington Zoning Map is in conformance with the Land Use Chapter of Killington's Town Plan. Specifically, this change is designed to maintain consistency among the Valley Zoning District and to encourage the use of PUDs to cluster development.

2. *Is compatible with the proposed future land uses and densities of the municipal plan:*

The proposed subdivision regulations and zoning bylaw amendments are compatible with future land uses and densities outlined within Killington's Town Plan. The adoption of the proposed subdivision regulations and zoning bylaw amendments are designed to encourage orderly growth and coordinated development in the Town of Killington. The proposed subdivision regulations and zoning bylaw amendments allow for the creation of safe, useable, and developable lots of land in the town of Killington consistent with future land uses and densities as set forth in the Town Plan.

3. *Carries out, as applicable, any specific proposals for any planned community facilities.*

The proposed subdivision regulations and zoning bylaw amendments will support the orderly growth and coordinated development in the Town of Killington. The proposed regulations and amendments do not apply to a single specific proposal or planned community development although they will serve to guide development within the 70 acre parcel that the town acquired and intends to develop for affordable and workforce housing.