

TOWN OF KILLINGTON PLANNING COMMISSION
Meeting of January 19, 2022

Physical Location – Public Safety Building as well as Virtual Zoom meeting

PRESENT: Jennifer Iannantuoni, Chair
Vince Wynn*
Chris Karr*
Ricky Bowers
Andy Salamon

START: 7:02 p.m.
END: 8:02 p.m.

Lisa Davis-Lewis, Planning Consultant*

GUESTS: Jim Haff
Brian Lane Karnas
Nina Klevland
Zachary Sheinberg
Robert Montgomery* (joined at 7:20 pm)

1. **Open Meeting**

Jennifer Iannantuoni, Chair, opened the meeting at 7:02 p.m.

2. **Approval of Agenda**

Bowers moved to approve the Agenda, as may be amended. Karr seconded. There being no amendments, vote to approve Agenda as written. All in Favor.

3. **Approval of Minutes**

Bowers moved to approve the Minutes of January 5, 2022, as may be amended. Karr seconded. Vote on minutes as amended. All in Favor.

4. **Citizen's Input**

Brian Lane Karnas, Project Engineer for Lanyard Hotel made a presentation to the Commission regarding their application and their request to defer providing all the required parking. The proposed project is a 72-room hotel and a limited-service restaurant. Under current zoning, 124 parking spaces are required. (The town's bylaw requires the applicant to provide parking for both the hotel and restaurant as though they are unconnected with only a small reduction in spaces for shared parking.) The applicant is proposing to construct 96 parking spaces and provide space to build out the remaining parking if required in the future. They are hoping the PC will provide input on the parking requirements. Jennifer Iannantuoni indicated that the Planning Commission will be updating its zoning bylaw and will be looking to modify the parking requirements for restaurants, but this work will not be finalized for 6 months. Davis Lewis commented that she believes that the Hillside Inn currently uses a portion of this parcel for parking, and the applicant should ensure that they are not rendering the Hillside inn non-conforming. Karr stated that the entire site originally secured approval as a PUD and that the applicant should review the property files to make

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certain that there is no impact on the Hillside property. Iannantuoni thanked them for their presentation and indicated that they are always welcome. She also stated that the Planning Commission welcomes all new businesses and wishes them success in their endeavor. Lane Karnas, Kleveland and Sheinberg departed the meeting at 7:25 pm.

5. Updates and Reports

- a. Water Systems Study Group – Haff reported that Wayne Elliot is 90-95% completed on the report. A meeting to review has been scheduled for February 3, 2022 at 10:00 am.
- b. Killington Road Group – Contract with Ray Page has been executed.
- c. TIF – The first meeting with VEPC Board is scheduled for February 27, 2022. The meeting will be a hybrid meeting with most of the VEPC Board members attending via zoom. The town engaged a firm to do a drone flyover the district which will be converted into a video for use at the meeting. A preparatory meeting is scheduled for January 20, 2022.
- d. Killington Town Plan – No updates. Still waiting on 2020 Census Data to recommence work on town plan.
- e. Killington Zoning Bylaw Update –Town received approval on the Bylaw Modernization Grant (\$10,000 grant with \$1,000 town match). Davis Lewis will meet with Ed Bove to discuss scope and schedule.
- f. Hazard Mitigation Plan – Contract with state has been executed. Will issue an RFP so that work can commence.
- g. VOREC – State delayed making a decision. Decision is expected week of January 10, 2022.

6. Commissioner's Concerns

Karr reported that he was pleased that the walkway lights were mostly working although not sure why they stay on until 8:00 am. Karr requested an updated on the letters sent to the 4 abandoned properties. Iannantuoni requested that the Davis Lewis provide an update at the next PC meeting. Karr requested that the zoning administrator should be doing regular inspections of Killington Auto to determine compliance with their permit requirements.

7. Executive Session – The PC went into Executive Session at 7:43 p.m. to discuss contracts and came out of Executive Session at 8:00 p.m. No action was taken.
8. Other Business – None.

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9. Next Meeting – February 2, 2022, at the Public Safety Building.
10. Adjourn - Bowers made a motion to adjourn the meeting at 8:02 p.m. Wynn seconded.
All in Favor.

Respectfully submitted,

Lisa Davis Lewis
Town Planner