Town of Killington Planning Commission

Minutes from 01/21/2026 Meeting

Meeting held at the Sherburne Memorial Library as well as remotely via Zoom.

Start Time: 7:05pm

End Time: 7:57pm

Attendance:

Jennifer Iannantuoni, Chair*
Vince Wynn*
Dave McComb*
Guy Keefe*
Don Gaunt*
Lisa Davis Lewis, Town Planner
William Austin, Assistant Town Planner

Guest Attendees:

Rebecca Claffey, Recreation Director*

(participants joining via zoom*)

1. **Open Meeting**

The Chair opened the meeting at 7:05pm.

2. **Approval of Agenda**

The Chair requested a motion to approve the agenda as may be amended. Wynn made a motion. Gaunt seconded the motion. There being no amendments, the motion passed unanimously.

3. **Approval of Minutes – December 17, 2025**

The Chair requested a Motion to approve the minutes from December 17, 2025, as may be amended. Wynn made a motion. McComb seconded the motion. There being no amendments, the motion passed unanimously.

4. **Citizen's Input**

None.

5. **Municipal Planning Grant Match**

Davis Lewis initiated a discussion regarding the proposed application for the FY'26 Municipal Planning Grant (MPG). She informed the Commission that the Town's application for a $30,000 FY'26 Municipal Planning Grant was approved, but contains a match for $5,270. Claffey stated that the Selectboard accepted the grant on the condition that Planning Commission agrees to provide match from the Planning Commission Special Projects Fund. Wynn asked about the current balance of the Planning Commission Special Project Fund. Davis Lewis reported that the fund balance was over $200,000. The Chair expressed support for using the funds to cover the Municipal Planning Grant (MPG) match, noting that this purpose aligns with the intent of the fund. Wynn made a motion to fund the $5,270 MPG match from the Planning Commission Special Project Fund. Keefe seconded the motion. The motion passed unanimously.

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6. **Floodplain and River Corridor Regulations**

Davis Lewis began a discussion on Floodplain and River Corridor regulations, noting that Rutland Regional Planning Commission (RRPC) has drafted a response letter to the Land Use Review Board which includes a revised Future Land Use Map. The revised Future Land Use Map incorporates the updated Village Area designation reviewed by the Commission at its previous meeting. Austin presented a side-by-side comparison of the original Village Area designation and the revised designation proposed by RRPC, which includes the Affordable/Workforce Housing site. Davis Lewis stated that, if the LURB approves the revised Village Area designation for Killington, the Commission should move forward with adopting Floodplain and River Corridor regulations in support of a Tier 1A application. The Chair asked whether the LURB has an anticipated timeline for responding to RRPC's submission. Austin clarified that once RRPC submits the response letter and proposed revisions, the LURB has 30 days to issue a response.

7. **Discussion on Primitive Camps**

Davis Lewis began a discussion on primitive camps in Killington, reminding the Commission that at their last meeting they discussed the Zoning Administrator's concerns regarding interest in putting up tiny homes or "primitive camps" on lots that cannot obtain a wastewater permit. She recommends adopting language that would limit the use of primitive camps to a single zoning district in Town and suggested allowing them in the Forest Reserve district as it seems to be the most appropriate district. The Chair agreed and asked if Davis Lewis or Austin had found any other towns that regulate the uses of primitive camps. Austin remarked that several other municipalities across the state regulate the use of these camps by adopting the language in state statute or referencing the states wastewater permit exemptions. The Chair agreed this change should be made during the Commission's next round of Zoning Bylaw Amendments.

8. **Updates on Subdivision Regulations and Zoning Bylaw Amendments**

Davis Lewis reminded the Commission that the Selectboard will be holding the continued public hearing on January 26, 2026, at 6:00pm. She encouraged Planning Commission members to attend the hearing and provide the Selectboard with context on their decisions behind the proposed regulations. The Chair stated that she would not be able to attend the hearing due to a scheduling conflict, but encouraged the other Commissioners to attend either in person or remotely.

9. **Updates and Reports**

- **RAISE Grant –** Davis Lewis stated that VHB is proceeding with the conceptual design for Phases 2-4 of the Killington Road project. She noted that additional discussions will take place once the design concept is finalized, particularly with respect to the potential installation of traffic signals.
- **Killington Forward –** Davis Lewis reported that Town staff recently met with representatives from the Vermont Economic Progress Council (VEPC) as part of VEPC's annual progress review. She further noted that work on Road 1A and Contract 4 of the water system has been temporarily paused and will resume in spring 2026.
- **Recreation Master Plan –** Claffey remarked that Davis Lewis, Austin, and She are meeting with VIA architects the following day to review proposed cost estimates for the construction of the pool and pool house. VIA is intending to present their work at the next Recreation Commission meeting.
- **VOREC –** Austin stated that Davis Lewis, Claffey, and He met with the structural engineering team and representatives from the U.S. Forest Service to review the initial draft of the structural plans for the bridge and boardwalk, as well as proposed

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revisions. He noted that the structural engineers are currently incorporating the revisions discussed during that meeting.

- **Visual Impact Analysis / Enhanced Energy Plan –** No Updates.

10. **Commissioner's Concerns**

None.

11. **Other Business**

Davis Lewis remarked on the terms coming up for the Chair and Vise Chair of the Planning Commission. Both the Chair and the Vice Chair expressed their interest in staying on the Commission for another term.

12. **Executive Session**

None.

13. **Next Meeting:**

February 26, 2026, at 7:00pm.

14. **Adjourn**

The meeting was adjourned at 7:57pm.

Respectfully submitted,
William H. Austin,
Assistant Town Planner

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