

Town of Killington Planning Commission

Minutes from 2/21/2024 Meeting

Public meeting held at the Public Safety Building and remotely via Zoom teleconference.

Present:

Jennifer Iannantuoni, Chair
Lisa Davis, Town Planner
William Austin, Assistant Planner
Jim Haff, Zoning Administrator
Vince Wynn
Rob Hecker
Andy Salamon
Ricky Bowers
Jeremy Farkas*, Town Counsel

START: 7:03 PM

END: 8:31 PM

Guest Attendees:

Jay Wong*
Jeremy Farkas*
Katy Schofield*
Michael Syned*
Wen Wen*
Tom Karlhuber*

Participants Joined via Zoom*

1. **Open Meeting**

Jennifer Iannantuoni, Chair opened the meeting at 7:03 p.m.

2. **Approval of Agenda**

The Chair requested a Motion to approve the meeting agenda as may be amended. Wynn made a Motion to approve the agenda as may be amended. Bowers second. There being no amendments, the Motion to approve the agenda as amended was approved unanimously.

3. **Approval of Minutes – Jan. 31, 2024 – Feb. 13, 2024**

The Chair requested a Motion to approve the minutes from the January 31, 2024, meeting as may be amended. Wynn made a motion to approve the minutes. Hecker seconded. Salamon stated that the minutes show him as attending the meeting, but he did not. Wynn stated that on page 4, the word “feet” should be “stories”. The Motion to approve the minutes from January 31, 2024, was approved (Salamon abstained). The Chair requested a Motion to approve the minutes from the February 13, 2024, meeting as may be amended. Wynn made a motion to approve the minutes. Hecker seconded

Salamon stated that his name was spelled incorrectly. Wynn stated that on page the term “maximum building height” should be changed to “absolute height”. The Motion to approve the minutes as amended was approved unanimously.

4. Citizen’s Input

None

5. Proposed Zoning Bylaw Amendments

Davis Lewis suggested that the Commission focus on two sections of the Bylaw – Setbacks and Building height. Regarding setbacks, she indicated that the Commission agreed upon changes to setbacks in the SV II District, but she wondered whether the Commission would like to review setbacks in the SV District. The Commission discussed this and decided to leave the setbacks unchanged.

The Commission then looked at Section 426 of the Bylaws – Height Regulations, Davis Lewis remarked that Farkas made some additional edits to this Section. Regarding #2 of this Section, Davis Lewis questioned why this was limited solely to one- and two-family dwelling units. Upon further discussion, the Commission questioned why this Section was even necessary and agreed that it should be removed. The Commission agreed that building height should be limited to 40 feet for all structures in all Zoning districts with the exception of PUDs within the Commercial, Business and SV Zoning Districts where the maximum building height shall not exceed 68 feet, and within the SV II Zoning District where the height is defined in Section 2C. There was an extensive discussion on the language related to berms and it was decided that this language was no longer necessary because of the way in which building height is defined. Farkas agrees that the references to berms does not need to be included in the Bylaw. There was a discussion on the language regarding compliance with Fire Safety codes. Farkas noted that this was already in the bylaws and did not need to be included in this Section. Davis Lewis summarized the changes the Commission discussed related to Section 426. Farkas stated he would make the discussed changes.

The Commission then looked at the height regulations that related to the Ski Village II Zoning District. Wynn stated that in the last sentence, the words “Maximum building height” should be deleted. It was also determined that the words “measured in the same manner as Building Height is measured” are not necessary. Davis Lewis summarized the changes the Commission discussed related to Section 426. Farkas stated he would make the discussed changes.

Farkas asked Davis Lewis about the progress on the zoning map. Davis Lewis said that the changes were being made by the Rutland Regional Planning Commission and she expected to have the updated map by the end of the week. Davis Lewis indicated that 2 changes were being made – a modification to the SV and SV II boundaries and the demarcation of the Killington Public Open Space District. She asked the Commission if they would need to look at the map before they warn a hearing. Wynn stated they he did not think it was necessary. Davis Lewis stated that if the Commission felt comfortable, they could warn a hearing for March 20, 2024, which would give us

sufficient time to receive the map before we need to notify abutting towns. The Chair asked whether the Commission should adopt the Planning Commission Report before they warn the hearing. Farkas indicated that it made sense since the report needed to be sent out along with the amended bylaws to the abutting communities. After some discussion the Chair asked for Motion to adopt the Planning Commission report on the Proposed Bylaw Amendments. Hecker makes the Motion and Wynn seconded it. The Motion passed unanimously. The Chair asked for a Motion to warn a public hearing for March 20, 2024, on the purposed Zoning Bylaw amendments. Wynn made the Motion and Bowers seconded it. The Motion passed unanimously.

6. **Commissioner's Concerns**

Salamon states that he is continuing to work with the RRPC on the new plan for the region. Davis Lewis mentions that the RRPC has distributed a survey and encourages all the members to complete the survey.

Wynn asks if the Commission could include a preamble in their bylaws so that future Planning Commissions could understand the thought process behind certain regulations. Both Farkas and Davis Lewis stated that this is not the norm, and the Chair advised against it.

7. **Other Business**

Davis Lewis stated that she is working on the Raise grant application for the Killington Road Reconstruction project.

8. **Executive Session**

None

9. **Next Meeting:** March 20, 2024 @7:00 p.m.

The next Planning Commission meeting scheduled for March 20, 2024, at 7:00 p.m. at the Public Safety Building.

10. **Adjourn**

The Chair motions to adjourn the meeting. The Commission agreed and the meeting is adjourned at 8:31.

Respectfully submitted,

William H. Austin
Assistant Town Planner