

Town of Killington Planning Commission
Minutes from 3/20/2024 Meeting
Meeting held in Public Safety Building as well as Zoom.

Start Time: 7:09pm
End Time: 9:14pm

PRESENT:

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

GUEST ATTENDEES:

Andrew Gieda
Marisa J. Sherman
Jon Wysoski
Michal Sneyd
Jay Wong
Chris Sullivan
Curt Peterson*
Dave McComb*
Kathleen Schofield*
Peter Smiar*
Tom Karlhuber*
Bob Argentero*

Participants Joining via Zoom*

1. Open Meeting

Vince Wynn, Vice Chair, opened the meeting at 7:09pm.

2. Approval of Agenda

Wynn requested a motion to approve the agenda as may be amended. Bowers made a motion. Hecker seconded the motion. There being no amendments, the Motion passed unanimously.

3. Approval of Minutes –February 21, 2024

Wynn requested a motion to approve the minutes from February 21, 2024, as may be amended. Bowers made a motion to approve. Hecker seconded. There being no amendments, the Motion passed unanimously.

4. Citizen's Input

Gieda asked the Commission if the proposed building height also included the Ski Village Zoning District. Wynn stated that questions about the bylaw changes should be held until the public hearing is opened. Jennifer Iannantuoni, the Chair, joined at 7:11pm. No other citizens put forth any other comments.

5. Public Hearing on Zoning Bylaw Amendments

The Chair started off by addressing the purpose of the proposed bylaws changes and that one of the key objectives is to further the goals of the Town Plan which was readopted in September 2023. She reminded everyone to identify themselves prior to speaking and that all comments should be directed to the Commission. She indicated that members of the audience would have the opportunity to speak first followed by people attending via zoom. The Chair requested a motion to open the public hearing at 7:16. PM. Wynn made a motion to open the public hearing. Salamon seconded. Motion passed unanimously.

Davis Lewis was asked to review the proposed bylaw changes. Davis Lewis began by highlighting the changes to the zoning map. These changes include adding the Killington Public Open Space District to the map since this District is referred to in the bylaws but not shown on the map and modifying the zoning boundary between the Ski Village and the Ski Village II Zoning Districts. She then did a review of the proposed bylaw amendments. She indicated that many of the changes were made to conform with S100, the legislation passed by the State Legislature to encourage the production of more housing. Other changes include modifications to setbacks applicable to PUD's in the SV II Zoning District; modifications to the manner in which building heights are measured; modifications to building height limitations to PUDs in the Ski Village II Zoning District; modifications to the size of parking spaces and parking aisles sheltered by snow; modifications to the sign regulations to allow for internally illuminated signs that do not cause glare; changes which authorize the Town to assess an application fee to pay or reimburse the Town for the cost of hiring outside consultants to assist in the review of applications and finally revisions throughout the bylaw to clarify and correct typos and inconsistencies. Farkas indicated that under Section 240.12, there appeared to be a missing number in the reference to setbacks between PUDs. The Commissioners discussed whether this reference was required and decided that it was already covered by the 25-foot setback between property lines. Regarding changes to the way in which building height is measured, the Chair reiterated that the goal is not to increase maximum building height in all zoning districts but by changing the definition for measuring building height, a 28-foot building would now be measured as a 40-foot building. The new definition is clearer and easier for the public to understand. Regarding the building height definition in the SV II District, there are two key changes. One change is to allow for one building within each phase of the project (after the construction of 200 units and separated by a minimum of 200 feet) to have a building height of 90 feet and an absolute maximum height of 100 feet. The rationale behind this

change is to provide visual relief and have one building serve as a landmark. By codifying this change, the goal is to create consistency between phases of the project. The Chair pointed out that the current bylaw does not restrict the height of clock towers, church spires and other similar structures. This change will set a limit to the absolute building height which does not currently exist. The second change would allow a base lodge within the SV II District to have a building height of 70 feet but 30% of the base lodge could have an absolute building height of 110 feet. The Chair stated that the goal is to create a base lodge that is special and iconic. Regarding changes to the size of parking spaces and to aisles widths, the Chair clarified that these changes only apply to parking spaces sheltered from snow. Davis Lewis concurred. Two other important changes include allowing internally illuminated signs provided they don't produce glare and giving the Town the ability to hire independent consultants to assist the DRB in the review of projects. She thanked Davis Lewis for her explanation and her hard work. Davis Lewis thanked Jeremy Farkas for his assistance.

The Zoning Administrator indicated that he wanted to make certain that ski lifts were not included in the absolute height limitation. Farkas confirmed they are not included.

The Chair asked if any members of the public would like to comment on the proposed amendments. Gieda asked the Commission if it made sense for the building height changes to apply to both Ski Village and Ski Village II. The Chair remarked that the height changes are not town wide and are only meant to apply to the Ski Village II district.

Wyoski asked a clarifying question related to the DRB and their ability to hire outside consultants. He stated that independence is important. Davis Lewis said the Town hasn't set up a process, but the Town could either issue an RFP to retain several on-call engineers and then the DRB could select one of the qualified firms, or the Town could issue an RFP to hire an outside consultant to assist in the review of a specific project. The Town Manager stated that the selection of outside consultants would need to follow the Town's procurement policy and the Town would likely issue an RFP to hire an on-call engineer(s). Wysocki asked for clarification on the definition of what constitutes a covered parking space. Sherman voiced her agreement with Wyoski on this question. The Chair remarked that Town Counsel could add some language to better define this term. Farkas remarked that the bylaw refers to parking spaces sheltered by snow and not covered parking. He also stated that the language provides the DRB with the discretion to interpret this clause in consultation with the fire chief and recommended not making any changes. Davis Lewis concurred. Sherman asked whether the Town has requirements for the minimum floor height of structured parking. Farkas indicated that this is addressed by building and fire codes and does not need to be included in zoning.

Sherman asked the Commission to explain their reasoning behind the changes to the building height in Ski Village II particularly as it relates to the base lodge. The Chair explained that she wants the base lodge to be an iconic structure – one that will define Killington and that allowing this additional height will give the architect the flexibility to design a special structure. She then asked the other Commissioners to provide their thoughts on this matter. Salamon indicated that he supported the changes because the

proposed building design is aesthetically pleasing. Hecker concurred. Bowers stated that while he understood that we are making changes to the bylaw and not approving a specific design, he did not think the changes would have a significant impact on views of the mountain from certain key vantage points such as the Distillery. He also indicated that allowing only one taller building for every 200 units built will ensure that there is not a proliferation of taller buildings throughout the project. Wynn agreed with this assessment. He also realized that under the existing regulations, there are no height limitations on clock towers, spires, and other structures and that the proposed change will for a limitation to the absolute height. He thought that this was a reasonable tradeoff. Sherman also asked if the Town was setting a precedent by changing zoning to accommodate one development and whether similar changes would be made to accommodate other such requests. The Chair reiterated that this project is unique in that the SV II District was created specifically for the village and that it is the only project within this zoning district. She further indicated that the Commission is always open to hearing requests from property owners to amend zoning. Killington is a small community, and the Commission carefully considers all requests. Sherman commented that she agrees with the Commission's changes to the Ski Village II zoning district and thanked the Commission for their hard work. Wysocki shared concerns about the possibility of setting a precedent and what would happen if other parties came to the Commission requesting similar changes. The Chair reiterated the Commission is making changes to the SVII District which is unique to the Town and that the Commission reviews many proposals and makes decisions after careful thought and consideration. Davis Lewis added that the changes to the SV II Zoning District are consistent with the goals of the Town Plan and that the changes Great Gulf are proposing will create a denser and more pedestrian friendly village which again is consistent with the goals of the Town Plan. The Chair commented that the zoning changes will allow for a better project compared with the previously approved project Wynn indicated that this is a unique situation with a single project encompassing an entire zoning district. He stated that the changes in height between the approved plan and the new plan are not that significant and the result is a far better plan.

The Chair asked if anyone on zoom would like to make a comment. There were none. The Chair thanked everyone for attending the hearing and providing their input. Salamon remarked on the importance of the accuracy of the Table of Contents. Davis Lewis concurred and indicated that two people had reviewed the Table of Contents for accuracy and that once the bylaw is finalized, she will have it reviewed again. Gieda raised a question regarding side and rear setbacks in the Business District. Haff indicated that these setbacks were modified and that he (Gieda) was looking at an older version of the bylaw.

The Chair requested a motion to close the public hearing at 8:49 pm. Wynn makes a motion to close the hearing. Salamon seconded. Motion passed unanimously, and the public hearing was closed.

The Chair requested a motion to send the proposed bylaw amendments as amended to the Selectboard. Bowers made a motion. Wynn seconded. The motions passed unanimously.

6. Updates and Reports

- Raise Grant: Davis Lewis stated that the application for a \$25 million Raise Grant was submitted.
- TA Grant: Davis Lewis stated that we are close to finalizing the Scoping Study and will be meeting with the consultant to finalize the preferred alternatives.
- Killington Forward: No updates
- Recreation Master Plan: Davis Lewis stated that we received a proposal from the SE Group for \$87,000, with a \$10,000 contingency. We will be soliciting other proposals.
- VOREC: Davis Lewis stated that the Town was awarded \$84,000 to construct a bridge crossing which will help to connect the Gifford Park trails to the Sherburne trails.
- Enhanced Energy Plan: Davis Lewis remarked that the Town received a \$4,000 grant to develop an Enhanced Energy Plan. We will contract with RRPC to develop the plan.

7. Commissioner's Concerns

Wynn stated that he continues to be concerned about the lack of signage identifying turn lanes at the base of Killington Road. The Town Manager explained that once the roadwork is completed, directional signs will be added. The Chair asked when this work will happen, and the Town Manager stated that it is scheduled for this summer.

8. Other Business

Ramsey remarked on how Austin applied for a \$200,000 federal grant to make improvements to the library including upgrades to lighting and enclosing the back space. The Chair thanked Davis Lewis for her work on updating the bylaws. Davis Lewis stated that the next changes to the bylaws will be subdivision regulations.

9. **Executive Session:** None

10. **Next Meeting:** April 10, 2024.

11. Adjourn

The Chair asked for a motion to adjourn the meeting at 9:14 pm. Wynn made a motion to adjourn. Bowers seconded. All in favor.