

Town of Killington Planning Commission

Minutes from 05/07/2025 Meeting

Meeting held at the Public Safety Building as well as remotely via Zoom.

Start Time: 7:03pm

End Time: 8:18pm

Attendance:

Jennifer Iannantuoni, Chair

Vince Wynn

Dave McComb

Don Gaunt

Lisa Davis Lewis, Town Planner

William Austin, Assistant Town Planner

Jeremy Farkas, Town Counsel*

Guest Attendees:

Andrew Gieda

Curt Peterson*

(participants joining via zoom*)

1. Open Meeting

The Chair opened the meeting at 7:03pm.

2. Approval of Agenda

The Chair requested a motion to approve the agenda as may be amended. Wynn made a motion. McComb seconded the motion. Davis Lewis remarked that she would like to add a discussion on an Art installation project proposed by the Killington Pico Area Association. The motion to approve the agenda as amended passed unanimously.

3. Approval of Minutes – April 23, 2025

The Chair requested a motion to approve the minutes from April 23, 2025, as may be amended. Wynn made a motion. Gaunt seconded the motion. There being no amendments, the minutes passed unanimously.

4. Citizen's Input

At the end of the meeting, Andrew Gieda made some comments and requested the Planning Commission revisit the multiple zoning districts along Killington Road. The Chair agreed to look into this at some point in the future.

5. KPAA Art Installation

Davis Lewis provided a brief overview of the Art Installation project proposed by the Killington Pico Area Association (KPAA). She explained that KPAA would like to install an art sculpture in front of the Welcome Center, using recycled skis, which will spell out "Killington." The current zoning regulations do not specifically address standards for art installations. Due to the project's scale, obtaining a zoning permit will be necessary. Davis Lewis explained that the Zoning Administrator

believes the project could be permitted as a sign if it meets the sign regulations. However, the proposed size (200 square feet) exceeds the maximum size allowed for a sign. Additionally, the location along a State Highway may also trigger the need for VTrans review and approval. She inquired whether Farkas had any knowledge of state exemptions for art installations. Farkas remarked that he was not aware of any exemptions but agreed that the project could be permitted as a sign if it meets the sign regulations. He also suggested reviewing regulations in Burlington and Stowe to see how they regulate art installations. The Chair expressed her support for the project, but had some concerns on its impacts along a State Highway. Davis Lewis stated that Austin and She would look into State and other Town standards for public art installations and will follow up with the KPAA and the Commission.

6. Public Hearing on Proposed Subdivision Regulations and Zoning Bylaw Amendments

The Chair requested a motion to open the public hearing at 7:23pm. Wynn made a motion to open the public hearing. Gaunt seconded the motion. The motion passed unanimously. Davis Lewis reviewed the most recent changes to the proposed Subdivision Regulations and Zoning Bylaw Amendments. She highlighted the revised Land Development definition in Section 120, which addresses the need for a zoning permit in connection with the removal of trees. The revision added language so that the clearing is only applicable to an unimproved property within 20 feet of any property boundary. Davis Lewis then provided an overview of the revisions to Section 610, which pertains to the issuance of zoning permits. She explained that the revised language aligns with the change made to Section 120 so that the clearing restriction only applies to an unimproved property. Wynn remarked that this section was difficult to understand and suggested Farkas revise the language. Farkas made some edits to the language and the Commissioners agreed with the revision. Davis Lewis reviewed the most recent changes to Article XI: Subdivision Review, which were based on input from the previous public hearing. She highlighted the revision to Minor Subdivisions in Section 1110, Performance Bonding in Section 1140, and Additional Standards Applicable to Major Subdivisions in Section 1150. The Commissioners supported these revisions and had no further comments on the proposed Subdivision Regulations.

Davis Lewis and Austin reviewed the revised Planning Commission Adoption Report with the Commissioners, which they must re-adopt prior to sending the proposed Subdivision Regulations and Zoning Bylaw Amendments to the Selectboard. As the Commissioners had no comments on the report, the Chair requested a motion to adopt the Planning Commission Report. Wynn made a motion. McComb seconded the motion. The motion passed unanimously.

The Chair requested a motion to close the public hearing at 7:50pm. McComb made a motion to close the hearing. Wynn seconded the motion. The motion passed unanimously, and the public hearing was closed.

The Chair requested a motion to send the proposed Subdivision Regulations and Zoning Bylaw Amendments as well as the proposed Zoning Map amendment to the Town Selectboard. Wynn made a motion. McComb seconded the motion. The motion passed unanimously.

7. Updates and Reports

- **Raise Grant** – No Updates.
- **Killington Forward** – No Updates.
- **Recreation Master Plan** – Davis Lewis stated that Vermont Integrated Architecture provided Town Staff with an updated concept design incorporating feedback from the Recreation Commission and public input. She noted that Town Staff had additional comments on the updated concept and, would meet with VIA to discuss their comments.
- **VOREC** – Austin noted that the Civil Engineer is actively collecting data and information on the project area to support the development of site plans for the bridge and boardwalk.
- **Visual Impact Analysis / Enhanced Energy Plan** – No Updates.

8. Commissioner's Concerns

The Chair asked for input from the Commissioners on future projects following their vote to forward the proposed Subdivision Regulations and Zoning Bylaw Amendments to the Selectboard. Davis Lewis highlighted the Enhanced Energy Plan and the necessity to adopt Flood Plain and River Corridor Regulations as they relate to Act 181. She also requested the Commissioners review the Town Plan to identify action items for future consideration.

9. Other Business

None.

10. Executive Session

None.

11. Next Meeting:

June 4, 2025, at 7:00pm.

12. Adjourn

The Meeting was adjourned at 8:18pm.

Respectfully submitted,
William Austin,
Assistant Town Planner