Town of Killington Planning Commission

Minutes from 5/22/2024 Meeting

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

Start Time: 7:03pm
End Time: 8:38pm

PRESENT:
Jennifer Iannantuoni, Chair
Vince Wynn
Ricky Bowers
Guy Keefe
Dave McComb
Lisa Davis Lewis, Town Planner
William Austin, Assistant Town Planner*

GUEST ATTENDEES:

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. Bowers seconded the motion. There being no amendments, the motion to approve the agenda passed unanimously.

3. **Approval of Minutes –May 1, 2024**

The Chair requested a motion to approve the minutes from the May 1, 2024, meeting as may be amended. Wynn made a motion. Keefe seconded the motion. There being no amendments, the minutes passed unanimously.

4. **Welcome New PC Members: (Guy Keefe, & Dave McComb)**

The Chair introduced and welcomed the new Planning Commission members, Guy Keefe and Dave McComb. The Chair asked Davis Lewis to review some of the recent past projects that the Commission worked on to provide the new members with some insight into the types of projects the Commission focuses on. Davis Lewis provided a brief overview.

5. **Citizen's Input**

None.

6. **Enhanced Energy Plan/Visual Impact Analysis**

Davis Lewis provided a brief overview of an Enhanced Energy Plan. Its primary function is to identify appropriate locations for the placement of energy facilities. Additionally, it provides the Town with more standing before the Public Utility Commission (PUC) which is responsible for approving energy facilities in the State. She explained that the Town

received a mini grant and has retained RRPC to prepare the plan. Jeremy Gildrien of RRPC is preparing the plan and has indicated that we should see a draft plan in July. Davis Lewis explained that the Town Plan also includes a recommendation that we prepare a Visual Impact Analysis as a companion to the Enhanced Energy Plan. The purpose of such an analysis is to better protect areas that are identified as visually significant from energy facilities and other developments that may not be desirable. Davis Lewis and Austin reached out to Lucy Thayer of TCE who undertakes these types of analyses. She submitted a proposal to perform the study in the amount of $4,000 with the assumption that the mapping would be done by RRPC. The Chair asked Davis Lewis about the type of work involved in the study. Davis Lewis remarked that they would do a visual survey of the Town and identify areas or vistas that they consider significant. Chair indicated her support for this work as did the other Commissioners. The Chair requested a motion to retain TCE to conduct a Visual Impact Analysis. Wynn made a motion and McComb seconded it. The motion passed unanimously.

7. **Recreation Master Plan**

Davis Lewis indicated that we have received proposals from both the SE Group and Vermont Integrated Architecture (VIA) to prepare a Recreation Master Plan the Town. Keefe remarked that the VIA proposal seemed more thorough. The other Commissioners concurred. Davis Lewis asked whether this were something the Commission would like to move forward with. The Chair explained that this study will serve as a blueprint and guide the Town as it looks to construct a new pool and pool house, update the recreation facilities and repurpose the current Town Hall. The Commissioners were all in agreement as to the importance of this study and they all felt the VIA proposal was the more thorough proposal. The Chair asked about the status of the Recreation Commission and Davis Lewis indicated that the Recreation Director intends to solicit their feedback at their next meeting. Davis Lewis also stated that the Town Manager intends to discuss this with the Selectboard at its June meeting. The Chair indicated that no further action was required at this time pending feedback from the Recreation Commission and the Selectboard.

8. **Subdivision Regulations**

Davis Lewis provided a high-level discussion on subdivision regulations. She began by giving a definition of what constitutes a subdivision of land. She elaborated that the Town does not currently have subdivision regulations and the need for subdivision regulations particularly as it relates to Act 250. The Chair asked Davis Lewis to describe the components of a subdivision regulation and whether the regulations are integrated into the zoning bylaw. Davis Lewis explained that subdivision regulations can be stand-alone regulations, or they can be integrated into zoning bylaws in which case they are labeled "Unified Land Use Regulations". She explained that it's really a matter of preference. She further explained that most subdivisions will be reviewed by the DRB although there will be exemptions such as lot line adjustments that will only need the approval of the Zoning Administrator. She went on that most subdivisions are reviewed in a two or three step process. For Killington, she recommends a two-step process which includes sketch plan or a preliminary review followed by a final review. Preliminary review is generally done to classify subdivisions as major or minor. Public hearings are held only at the final review state. Following their review, the DRB will approve, approve with conditions or deny an

application. Decisions must be based on clear standards, and this is really where the Planning Commission will need to decide how prescriptive they would like the regulations to be. For example, some towns require applicants to identify specific building envelopes whereas other towns only require setback to be met with the goal of minimizing impacts to steep slopes and other sensitive areas. Stormwater management and road standards even for private roads should also be included in the review. Bowers asked if there are examples the Commission can review. Davis Lewis referred to the town of Castleton's regulations and the town of Mendon's regulations and stated she would send them to the Commissioners for their review. She remarked that there are items in each set of regulations that are valuable. The Chair asked about next steps. Davis Lewis stated that she would go through Mendon's regulations and identify which sections she thinks are appropriate and which sections she would amend or delete. The Chair stated that the Commission will look at the examples that Davis Lewis sends them and will review them for the next meeting.

9. **Updates and Reports**
    - Raise Grant - Davis Lewis gave a brief overview of the Raise Grant and described how competitive it is. She stated that we should hear from the DOT by the end of June.
    - Killington Forward – No updates
    - VOREC – Davis Lewis gave an overview of the VOREC Grant. She stated that the grant will be officially announced on June 29, 2024. The Governor will be making the announcement at a press conference which will be held at Pico Ski Resort.
    - TA Grant – Davis Lewis gave a brief overview of the TA Grant. She stated the Selectboard adopted the preferred alternative and that the next step is the draft report. Once the draft report is prepared, there will be another public meeting.
    - Open Meeting Law Training – Open Meeting Law Training will be held by RRPC on June 26, at 5:30pm and will be held virtually as well as in-person.

10. **Commissioner's Concerns -** None

11. **Other Business -** None

12. **Executive Session -** None

13. **Next Meeting:** June 12, 2024

14. **Adjourn**

The Chair adjourned the meeting at 8:38pm

Respectfully Submitted,

William Austin
Assistant Town Planner