

Town of Killington Planning Commission

Minutes from 06/04/2025 Meeting

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

Start Time: 7:11pm

End Time: 8:36pm

Attendance:

Jennifer Iannantuoni, Chair

Dave McComb

Guy Keefe*

Don Gaunt

Lisa Davis Lewis, Town Planner*

William Austin, Assistant Town Planner

Guest Attendees:

Jill Frankle

(participants joining via zoom*)

1. Open Meeting

The Chair opened the meeting at 7:11pm.

2. Approval of Agenda

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

3. Approval of Minutes – May 7, 2025

The Chair requested a motion to approve the minutes from May 7, 2025, as may be amended. McComb made a motion. Gaunt seconded the motion. There being no amendments, the minutes passed unanimously.

4. Citizens Input

None.

5. Draft Rutland Region Future Land Use Map Review

Austin began by providing an overview of the Future Land Use Map and updates to the Regional Plan which Rutland Regional Planning Commission (RRPC) is currently developing. He explained that the Future Land Use Map (FLU) is one of the criteria that will be used to determine whether Town's can apply for areas to be classified as Tier 1A or 1B, which exempts those areas from Act 250 requirements pursuant to Act 181, the State's new Land Use Law. Austin then noted that RRPC is currently soliciting revisions to the FLU Map from municipalities across the Rutland Region applicable to their Town. The Chair asked if the FLU Map will have any impact on the Town's Zoning Districts Map. Austin clarified that the FLU Map is a separate document from the Town's Zoning Map and will have no impact on the Town's Zoning Districts or Land Use Regulations. Austin provided an

overview of the RRPC land use designations for the Town of Killington. He reviewed the various designations, which include: Rural Agricultural and Forestry, Rural Conservation, Rural General, Resource-Based Recreation, Village Area, and Downtown. Austin noted that he and Davis Lewis previously met with the Town's Public Works Director to review the FLU Map and collaboratively developed a list of proposed revisions to submit to RRPC. He explained that their primary objective is to preserve the Village Area Designation along Killington Road, the affordable housing site near US Route 4, and the area surrounding the new Town Hall along US Route 4. Town staff determined that it was unnecessary to include the areas on the east and west sides of Killington Road within the Village Area District, as most of that land has already been developed for single and two family homes. Austin also noted that Great Gulf contacted RRPC to request the inclusion of the future Six Peaks Ski Village within the Village Area Designation. He noted that he and Davis Lewis will review this request with RRPC, but stated that they believe at least a portion of the Six Peaks Ski Village should be designated in the Village Area. Austin asked the Commission if they had any revisions they would like to include. Wynn remarked that he felt the entirety of the Woods Condominiums, on the west side of Killington Road, should be classified as Village Area. He added that the developer previously received an Act 250 permit which included 30 additional housing units that were never constructed. Austin stated he would review this revision with Davis Lewis and RRPC representatives. Frankle noted that her parcel, located just south of the East Mountain Road and US Route 4 intersection, is currently designated as Rural Conservation. She expressed disagreement with this classification and requested that it be reconsidered as Village Area. Austin remarked that while the parcel does not meet the criteria for Village Area, he concurred that Rural Conservation may not be the most appropriate designation. He recommended reclassifying the parcel as Rural General to align with the Valley Zoning District along US Route 4. The Commission agreed with this recommendation. McComb remarked that the dwelling units located on Bear Mountain Road are currently designated as Resource Based Recreation. He did not feel that was an appropriate designation as there is a population of full time and part time residents that live in this area. The Commission agreed and suggested they revise this area to be designated as Rural General. No other revisions to the FLU Map were proposed. The Chair asked Austin about the next steps. Austin remarked that Davis Lewis and he have a meeting scheduled with RRPC to review the list of requested revisions. The Chair requested that the Commission have an opportunity to review the revised FLU Map at their next meeting.

6. Updates and Reports

- **Raise Grant** – Austin noted that we have been advised by the Federal Highway Administration that the RAISE Grant will proceed according to the original schedule although we have yet to see an executed Grant Agreement between the Federal Highway Department and VTrans. Town staff are scheduled to meet next week with Ken Robie of Dubois & King to discuss his proposal for serving as the Municipal Project Manager (MPM).
- **Killington Forward** – No Updates.
- **Recreation Master Plan** – Austin stated that Town Staff previously met with Vermont Integrated Architecture to discuss their comments and request revisions on the concept design. He noted that Town Staff will meet with VIA again to review the updated concept design the following week.

- **VOREC** – Austin remarked that the Civil Engineer will be finalizing the site survey for the bridge and boardwalk in the coming weeks.
- **Visual Impact Analysis / Enhanced Energy Plan** – No Updates.

7. Commissioners Concerns

None.

8. Other Business

None.

9. Executive Session

None.

10. Next Meeting:

June 25, 2025, at 7:00pm.

11. Adjourn

The Meeting was adjourned at 8:36pm.

Respectfully submitted,
William Austin,
Assistant Town Planner