Town of Killington Planning Commission

Minutes from 06/10/2026 Meeting

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

Start Time: 7:00 pm
End Time: 8:00 pm

Attendance:

Chair, Jennifer Iannantuoni
Vice-Chair* Vince Wynn*
Don Gaunt*
Guy Keefe
Dave McComb
Lisa Davis Lewis, Town Planner *

Guest Attendees:

None.

*Participants attending via *Zoom* video conferencing

1. **Open Meeting**

   The Chair opened the meeting at 7:00 pm.

2. **Approval of Agenda**

   The Chair requested a motion to approve the agenda as may be amended. Dave McComb made a motion. Vince Wynn seconded the motion. Lisa Davis Lewis noted that no agenda changes were necessary but indicated there should be a discussion about reappointing members to the Planning Commission since both Vince Wynn and Jennifer Iannantuoni's terms expired in March 2026. Davis Lewis confirmed that Jennifer Iannantuoni had submitted her reappointment paperwork. Wynn stated that he had only recently seen the email regarding the expiration and that he would follow up on this request. Davis Lewis confirmed that there were no issues with his participation at tonight's meeting. The motion to approve the agenda as amended passed unanimously.

3. **Approval of Minutes – May 13, 2026**

   The Chair requested a motion to approve the minutes from May 13, 2026, as may be amended. Wynn made a motion. Gaunt seconded the motion. There being no amendments; the motion passed unanimously.

4. **Citizen's Input**

   None.

5. **Rutland Regional Planning Commission Appointments**

   The Planning Commission discussed the status of a recent appointment matter and noted that the Select Board had not acted on it at its most recent meeting, instead postponing consideration until a future meeting. During the discussion, Davis Lewis indicated that there appeared to be some concern regarding Brian Heaton

DRAFT

of the Water Systems Department's appointment and asked whether Jennifer Iannantuoni had spoken with Jim Haff about the issue. Iannantuoni stated that she had not yet discussed it with him. Davis Lewis explained that she had only received an impression that concerns existed and suggested that it would be worthwhile to speak directly with Haff for clarification. It was also noted that Gaunt had previously indicated he would be open to the appointment. Iannantuoni agreed to follow up with Haff to better understand the situation and stated that she would report back to both Town staff and Don once she had gathered additional information. The discussion concluded with an understanding that further communication would occur before the matter returned for consideration.

6. **Killington Forward**

- **Road Phase 2**

Lisa Davis Lewis reviewed a VHB memorandum prepared by Evan Detrick regarding the Killington Road project, including sidewalk alternatives, project costs, and impervious surface impacts. The memo was scheduled for discussion at the June 22, 2026, Select Board meeting, and members were reminded that attendance by more than two Planning Commission members would require a warned meeting. Vince Wynn indicated he planned to attend.

Davis Lewis explained that exceeding one acre of new impervious surface would trigger costly stormwater mitigation requirements, including potential gravel wetlands or stormwater ponds. VHB recommended reducing shoulder widths from five feet to four feet to help keep the project below the threshold while retaining sidewalk segments. Davis Lewis noted that three feet is the VTrans minimum standard for collector roads and Wynn observed that VHB's revised calculations reduced the project length from three miles to two miles, lowering projected costs.

Davis Lewis strongly supported the Weathervane-to-Summit Road sidewalk segment as an important pedestrian connection. Chris Karr who was a member of the Road Committee, discussed a possible boardwalk or overlook near the pond as an alternative to filling a portion of the pond, noting that it could reduce impervious surface impacts while creating an attractive amenity. The Wobbly Barn-to-Chalet Killington sidewalk segment was viewed as desirable but less essential, although Davis Lewis noted that postponing to a later time as suggested by Wynn may not be feasible due to permitting and cost implications. . Members agreed that the Weathervane-to-Summit Road segment should be prioritized and that decisions regarding the second segment should rest with the Selectboard due to budget considerations. Iannantuoni noted that roadway reclamation and reduced shoulder widths could offset much of the cost of the preferred sidewalk segment. Rather than making a formal motion, the Commission agreed to communicate its consensus directly to the Selectboard.

Davis also reviewed overall project costs, noting that cost estimates went from $26 million ($25 million RAISE grant with a $1 million Town contribution) to the $29 million which VHB presented at the public meeting to the current estimate of $49 million which includes a large contingency, an inflation factor, project management, right-of-way acquisition, and related expenses.. Davis Lewis noted that the project would likely be built out over five years and potentially funded through a TIF phase filing. Additional discussion focused on incorporating amenities such as overlooks, benches, gathering spaces, and boardwalks to enhance Killington Road's character. Davis Lewis referenced examples from Park City and emphasized the importance of placemaking features in creating a more attractive destination corridor. Members also discussed the estimated $4 million cost of replacing streetlights and agreed that improved lighting remains a critical component of the project.

The discussion concluded with an update on meetings with affected property owners, including Chris Karr, regarding the impact on The Wobbly Barn, and other property owners. Vince Wynn asked about efforts to address parking, circulation, and access impacts while encouraging voluntary curb-cut consolidation. Davis

DRAFT

Lewis explained that existing curb cuts are generally grandfathered and can only be modified through redevelopment or voluntary cooperation. Discussions are ongoing regarding the benefit of shared access points involving Chris Karr's and Howard Smith's properties. There have been similar discussions with Steve Durkee, owner of the Killington Market and the former Fire Station. Wynn also raised concerns about congestion near the Post Office and Deli on Route 4, and Davis Lewis agreed that the area could benefit from a traffic engineering study, although funding remains a challenge.

- **Road Phase 1a**

The Planning Commission received an update on Phase 1A of the Killington Road project and was informed that progress had been made with the Act 250 permitting process. Davis Lewis explained that while the project continues to move forward, several outstanding issues remain, particularly regarding easement negotiations. Because easement discussions involve contractual and legal matters, Davis Lewis advised that any detailed conversation would need to take place in executive session. Davis Lewis also noted that the Town has been considering whether to bifurcate the project and bid portions separately, potentially allowing the northern section of Phase 1A, , to move forward independently while other issues are resolved. Despite ongoing efforts, Davis Lewis indicated that construction is unlikely to begin in 2026, but expressed hope that all remaining permitting, easement, and design matters could be finalized in time to bid the project and begin construction in the spring of 2027. Davis Lewis reported that responsibility for negotiating easements is now being transitioned to Ken Robie, who will be taking a lead role in those efforts. Several easements have already been secured, including agreements involving Lookout, Glazebrook, and Sal Salmeri, but additional easements are still needed from Cascade, Mountain Inn, Mountain Green, and Pinnacle. Davis Lewis noted that some of these outstanding easements are substantial while others are relatively minor but emphasized that further discussion of specific negotiations should occur in executive session due to their legal and contractual nature. Iannantuoni agreed that the Commission would discuss the easements in Executive Session.

- **Water**

Davis Lewis noted that construction activities are currently visible near the mountain and at the Old Mill area, demonstrating continued progress. The overall goal remains to begin delivering water service within the next several months, although Davis Lewis acknowledged that the project schedule remains ambitious and may be difficult to meet exactly as planned. Casella is reportedly nearing completion of its portion of the work. Davis Lewis highlighted a recent visit by the Governor's staff, who toured the water project while in Rutland County, describing the visit as an exciting opportunity to showcase the scale and importance of the infrastructure investment.

7. **Enhanced Energy Plan Update by RRPC**

Davis Lewis reported that Will Austin did not have any updates to provide at this time. It was noted that Austin would have an update prepared for the Commission at its next meeting.

8. **Proposed Modifications to Land Development Regulations**

- **Screening of Dumpsters**

The Planning Commission agreed that dumpster screening was the most urgent and straightforward issue. Davis Lewis presented draft language developed with Jim Barlow that would require dumpsters and commercial refuse containers serving short-term rental properties to be located outside front-yard setbacks and screened from public view. Because short-term rentals require annual registration renewals, Davis Lewis explained that the Town has a practical enforcement mechanism for these properties, unlike existing commercial properties, which generally cannot be required to comply unless they undergo site plan review. The Commission agreed that unscreened dumpsters have become a growing visual concern. Iannantuoni noted that while bear boxes and enclosed refuse containers are generally acceptable, large commercial dumpsters visible from roads and neighboring properties are often unsightly. Members discussed the need to

DRAFT

refine the language, including how dumpsters are defined and what constitutes acceptable screening. Concerns were raised that vague requirements for "opaque screening" could result in unattractive solutions, while Davis Lewis emphasized the need for clear, enforceable standards that can be applied consistently.

The Commission agreed that screening requirements should be reasonable and not overly burdensome. Iannantuoni cited examples of simple fencing that effectively screened dumpsters at minimal cost and stated that modest improvements could significantly enhance neighborhood appearance while preserving access for waste-hauling services. The Commission agreed that short-term rental operators should take reasonable steps to reduce impacts on surrounding residential areas. Recognizing the importance of adopting regulations before the next short-term rental renewal cycle, the Commission agreed to continue reviewing the draft language and aim to develop consensus at its July meeting, allowing a public hearing to potentially be scheduled in August. Members were encouraged to submit comments in advance, and additional input may be sought from refuse industry representatives, including Whit Montgomery. The Commission agreed that dumpster screening would remain a priority topic for the next meeting. Iannantuoni would like the bylaw to be updated before November 1, 2026.

• Primitive Camps

Davis Lewis noted that the Commission had previously considered revising the regulations so that primitive camps would only be permitted within the Forest Reserve zoning district but, upon further review, concerns arose because the State's definition of a primitive camp is broad and includes seasonal structures, recreational vehicles, camper vans, and other forms of temporary habitation that are not connected to permanent wastewater systems. As a result, restricting primitive camps exclusively to the Forest Reserve could have unintended consequences elsewhere in town. Davis Lewis explained that the issue is complicated when considering the presence of camper vans and similar vehicles that routinely park overnight in resort parking areas. Conversations with Jim Haff highlighted concerns about how those existing uses would be affected if primitive camps were prohibited outside the Forest Reserve. Davis Lewis stated that the State defines primitive camps with a 60-day occupancy framework, but enforcement remains problematic. With only one Zoning Administrator, the Town lacks the ability to monitor how long individual camper vans or recreational vehicles remain parked on private property unless complaints are received. Davis Lewis explained that the original idea of restricting primitive camps to the Forest Reserve was intended to prevent inappropriate long-term occupancy and provide a straightforward enforcement mechanism. However, once resort parking lots and other existing uses were considered, it became clear that this approach does not work. . Iannantuoni discussed whether an exception could be created for the Ski Village or resort properties, allowing those areas to continue accommodating camper vans while still restricting primitive camps elsewhere. Davis Lewis suggested that such an approach might make the most sense, but she wanted to give it some thought.

• Banner Ordinance Reference

Davis Lewis explained that an issue arose after the Town's attorney advised officials during a recent election season that portions of the existing banner ordinance may violate First Amendment protections. The Commission discussed the Town's banner ordinance, which currently exists as a standalone ordinance. Davis Lewis explained that the Town attorney has advised incorporating banner regulations into the zoning bylaws' sign regulations and eventually eliminating the separate ordinance. Iannantuoni discussed how primitive camp amendments would involve straightforward zoning changes, while banner ordinance revisions would require both changes to zoning and the elimination of an ordinance. Iannantuoniquestioned whether revising the ordinance itself might be simpler and requested clarification on which provisions may violate the First Amendment and what alternatives the Town attorney recommends. While the Chair suggested moving forward with the proposed dumpster screening language, Wynn asked whether it would be feasible to move forward with making all the changes at this time. Davis Lewis noted that limited staffing and the loss of a department position would hamper her ability to move forward on all 3 items at one time.

DRAFT

Before concluding, Iannantuoni asked Davis Lewis to obtain additional information from Jim Barlow regarding the banner ordinance and expressed interest in further exploring whether primitive camps could be limited to the Forest Reserve and Ski Village districts. The Commission agreed to continue researching both issues while focusing immediate efforts on completing the dumpster screening amendment.

9. **Commissioner's Concerns**

None.

10. **Other Business**

None.

11. **Executive Session**

The Planning Commission went into executive session at 7:52 to discuss legal matters. The PC came out of Executive Session at 7:57 PM. No action was taken.

12. **Next Meeting:**

July 15, 2026

13. **Adjourn**

The meeting was adjourned at 7:58 pm.

Respectfully submitted,
Rita Gallazzini
Assistant Town Clerk

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