Town of Killington Planning Commission

Minutes from 7/10/2024 Meeting

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

Start Time: 7:09pm
End Time: 8:02pm

PRESENT:
Jennifer Iannantuoni, Chair
Ricky Bowers
Guy Keefe*
Dave McComb
Lisa Davis Lewis, Town Planner
William Austin, Assistant Town Planner
Michael Ramsey, Town Manager
Jim Haff, Zoning Administrator
Curt Peterson, Mountain Times*
GUEST ATTENDEES:

Participants Joining via Zoom*

1. **Open Meeting**

The Chair opened the meeting at 7:09pm.

2. **Approval of Agenda**

The Chair requested a motion to approve the agenda as may be amended. Bowers made a motion. McComb seconded the motion. Davis Lewis stated that the Town Manager will give a Financial Report, and this should be added to the Agenda. There being no other amendments, the motion to approve the agenda passed unanimously.

3. **Approval of Minutes –May 22, 2024**

The Chair requested a motion to approve the minutes from the May 22, 2024, meeting as may be amended. McComb made a motion. Bowers seconded the motion. There being no amendments, the minutes passed unanimously.

4. **Citizen's Input**

None

5. **Town Manager Financial Report**

The Town Manager reviewed the Town's Financial Report with the Commission. He stated that the financials are as of May 31, 2024. Since the fiscal year ends June 30, there may be some small changes in the year-end report. He presented four pages from the Town Budget that relate to Planning / Zoning. Ramsey indicated that the Town has a general fund and a reserve fund and gave an overview of each. He reviewed the Recreation fund, Planning Technical Service fund, Special Projects fund and Recreation Pool fund. The Chair asked about the purpose of the Technical Services fund which has approximately $4700. No one knew the history behind the fund. Davis Lewis stated that the cost for the Visual Impact

Analysis could come from this fund. Regarding the Special Projects Fund, Ramsey stated that the Special Project fund has $119,000 which will be used to cover the cost of the Recreation Master Plan. Ramsey stated that the Planning & Zoning revenues are largely from STR Registrations. Haff explained that the Town is still receiving registrations for this year and should come close to the projected revenue of $270,000. Ramsey said that a comparison of the Budgeted Expenses for FY-24 and the Actual Expenses are close even if some of the specific line items are off. Ramsey stated that he will return to a meeting in October to begin a discussion on the FY-2026 budget. The Chair thanked Ramsey for his report.

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

The Chair asked Davis Lewis about the progress on the Visual Impact Analysis. Davis Lewis stated that the Town retained Lucy Thayer from TCE engineering to do the study. She stated that a site visit will take place in early August. The Chair then asked about the progress on the Enhanced Energy Plan (EEP). Davis Lewis remarked that the Commission had received a draft EEP, but it did not include the Preferred Locations for Energy Development section. She indicated this is something the Commission is going to need to discuss further. The Chair stated that public input can be valuable in determining the preferred locations. She remarked most of the land in Killington is not suited for large-scale energy facilities such as solar farms. She also indicated that she would like to see the Killington Flats protected. Ramsey remarked that the Town of Proctor's EEP stated that the Town only supports small scale energy projects. Davis Lewis agreed that this approach made sense. Haff remarked that small scale energy development is classified by the number of megawatts produced. He indicated that some parking lots could be covered with solar facilities that may be considered medium – large scale projects. The Chair indicated support for solar facilities over parking lots. Davis Lewis stated that she and Austin will meet with Jeremy Gildrien from RRPC to discuss further.

7. **Recreation Master Plan**

Davis Lewis stated that the Selectboard voted to authorize the Town Manager to enter into an agreement with Vermont Integrated Archtects (VIA) to prepare a Recreation Master Plan. VIA will begin work in September, with a projected completion date of March 2025. Davis Lewis also stated that the Town will take the lead in holding public meetings with support from VIA.

8. **Subdivision Regulations**

The Commission reviewed the examples that Davis Lewis had sent them after the last meeting. Davis Lewis stated that she will reach out to Jeremy Farkas to obtain his input. Davis Lewis remarked that she is leaning toward using Castleton's subdivision regulations which are integrated into their bylaws. McComb agreed that Castleton's regulations are less complicated than some of the other examples. Davis Lewis remarked that Castleton's regulations subtract the amount of undevelopable acreage of a parcel to give a developable amount of acreage which can then be subdivided. She stated she does not believe this should be included in Killington's regulations, but that applicants should be mindful of steep slopes, outcrops and other natural resources. The Commission agreed with this approach.

9. **Updates and Reports**
    - **Raise Grant –** The Chair and the Commission congratulated Davis Lewis on receiving the Raise Grant. She stated that she is attending a webinar about next steps on Wednesday July 17, 2024.
    - **Killington Forward –** Haff gave an overview and updates on the Killington Forward project. He stated that the base of Killington Road will re-open to one lane in each direction on July 19, 2024. They will close the road during the week of August 12 for paving, and the road will re-open on August 19, 2024. Haff also stated that the Town will bid Contract 4 for the municipal water project in mid-July. This project entails installing the water line from the Grand Hotel to Ravine Road.
    - **VOREC –** Davis Lewis stated that the Town needs to secure a structural engineer to design the bridge and that securing an engineer this time of year is difficult. Austin reached out to several firms and found a firm that is interested. In all likelihood, design will be done during the Fall – Winter and the project will go out to bid for construction during the spring of 2025.
    - **TA Grant –** Davis Lewis stated that we are still waiting on the draft report from VHB. After the report is secured the Town will hold a public meeting so that the report can be finalized.
    - **Open Meeting Law Training – June 26, 2024 –** Several Commissioners remarked on the Open Meeting Law Training webinar hosted by RRPC. The Chair stated it could be beneficial to post the video recording to the town's website for the convenience of the public.

10. **Commissioner's Concerns**

None

11. **Other Business**

None

12. **Executive Session**

None

13. **Next Meeting:** August 7, 2024, subject to confirmation of a quorum.

14. **Adjourn**

The Chair adjourned the meeting at 8:02pm.

Respectfully submitted,

William Austin
Assistant Town Planner