Town of Killington Planning Commission

Minutes from 07/30/2025 Meeting

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

Start Time: 7:03pm

End Time: 8:52pm

Attendance:

Jennifer Iannantuoni, Chair
Vince Wynn
Dave McComb
Lisa Davis Lewis, Town Planner
William Austin, Assistant Town Planner

Guest Attendees:

Logan Solomon, RRPC*

(participantes 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. There being no amendments, the agenda passed unanimously.

3. **Approval of Minutes – June 25, 2025**

The Chair requested a motion to approve the minutes from June 25, 2025, as may be amended. Wynn made a motion. McComb seconded the motion. There being no amendments, the minutes passed unanimously.

4. **Citizen's Input –** None.

5. **Floodplain & River Corridor Regulations**

Davis Lewis began a discussion on Floodplain and River Corridor regulations. She stated that there are several reasons why the Town should consider adopting these regulations, one of which is to enable the Town to achieve Tier 1A status under Act 181, which requires the adoption of Floodplain and River Corridor Bylaws. Additionally, although the Town does not currently have any Federally mapped floodplains, FEMA is currently in the process of updating Floodplain maps throughout New England and we know that the new maps will include designated Floodplain areas in Killington. She noted that once these maps are finalized and the Town has not enrolled in the National Flood Insurance Program (NFIP), property owners located within these areas would be responsible for obtaining flood insurance through the private market rather than through the federal flood insurance program. Logan Soloman from Rutland Regional Planning Commission (RRPC) added that the adoption of Floodplain and River Corridor Bylaws would also grant the Town an increased Emergency Relief Assistance Funding (ERAF) reimbursement rate from FEMA in the event of another flooding disaster. The Chair asked whether any properties in Town have been identified as

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likely to be mapped within a floodplain. Davis Lewis responded that several properties have been identified, noting that the majority of them are located along the Ottauquechee River and the adjacent wetlands. The Chair further asked if there are any properties in Town that have been mapped within a River Corridor boundary. Austin remarked that there are an extensive number of properties that fall within or near a River Corridor, specifically siting the Roaring Brook near Killington Road. Austin presented the Agency of Natural Resources (ANR) Mapping Atlas to the Commission, highlighting the delineated River Corridors and Flood Hazard Areas within Killington. Wynn asked why the mapped Flood Hazard Area terminates at the intersection with River Road. Austin clarified that the map was developed by ANR, not FEMA, and therefore does not reflect the final boundaries that will be established in future Federal Floodplain maps. However, it does provide a general representation of Flood-Prone Areas and River Corridors across the Town. Wynn further asked about the implications for existing structures located within the River Corridor. Austin explained that while existing structures may continue to be renovated or redeveloped, new construction must be setback from the river's embankment.

Davis Lewis began a review of the State Model Floodplain and River Corridor Bylaws, drawing attention to Section III, which includes a summary table outlining development review standards within Flood Hazard Areas and River Corridors. She stated that the Floodway section would not apply to Killington as there will not be any mapped Floodways. The Commission can choose to delete that section or keep it in place with the understanding that it does not apply to any properties in Killington. Solomon recommended retaining this section. She then noted that development in both the Floodplain and River Corridor would be classified either as a permitted use or a conditional use, which would require conditional use approval by the Development Review Board (DRB). Davis Lewis also presented a comparison chart of the State and Federal Model Bylaws, emphasizing that the Federal requirements for NFIP participation are significantly less restrictive than the State standards. The Chair asked if the DRB would be able to make a determination on any proposed development within a Floodplain or River Corridor without expertise on the subject. Soloman clarified that there are many State representatives that would be able to assist the DRB in its review of an application. Davis Lewis asked Soloman whether the Town could adopt the less restrictive Bylaw and still meet the requirements for Tier 1A status. Soloman clarified that to qualify as a Tier 1A community, Killington must adopt Floodplain and River Corridor Bylaws that meet or exceed the standards outlined in the State Model. He further advised the Commission to consider whether their primary objective is achieving Tier 1A status or enrolling in the NFIP. Davis Lewis and the Chair both stated the Town's interest in pursuing Tier 1A designation. Davis Lewis then asked about the Commission's ability to modify the State Model Bylaws while still meeting the standards for Tier 1A. Soloman responded that there is limited ability to revise the bylaws while still maintaining compliance with State standards. He recommended that Davis Lewis and Austin reach out to the Regional Floodplain Manager for further guidance on potential modifications to the model bylaws. The Chair suggested that the Commission continue to review the State Model and Federal Model Floodplain and River Corridor Bylaws, and will reconvene at their next meeting to begin the drafting process and discuss the topic further.

6. **Updates and Reports**
    - **Raise Grant –** Davis Lewis stated that the Town has contracted with Ken Robie of Dubois & King to serve as the Municipal Project Manager (MPM), and noted that they have recently issued a Request for Qualification for design and engineering services.

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She further explained that they are still waiting for an executed Grant Agreement between the Federal Highway Department and Vtrans so that the Town could enter into a subgrant agreement with VTrans.

- **Killington Forward –** No Updates.
- **Recreation Master Plan –** Davis Lewis explained that the project has taken a pause due to the current Recreation Director leaving, and the new Recreation Director having not started. She expects the project to restart within the next few weeks.
- **VOREC –** Austin explained that the civil engineer is wrapping up their work and finalizing the hydraulics study. He anticipated submitting the the civil site plans to the structural engineer during the month of August.
- **Visual Impact Analysis / Enhanced Energy Plan –** Austin stated that the Rutland Regional Planning Commission (RRPC) has not yet designated a representative to collaborate with the Town on this project. He indicated that he plans to follow up with RRPC staff.
- **Future Land Use Map –** Austin reported that RRPC has completed the final drafting phase of the Future Land Use (FLU) Map. The final draft incorporates all proposed changes for Killington identified during the review process. He noted that RRPC intends to submit the finalized map to the Land Use Review Board by the end of September. McComb expressed his disagreement with the map but understood that outside of the areas eligible for Tier 1a and 1b designation, the map has no impact on local zoning.

7. **Commissioner's Concerns**

The Chair expressed concern regarding the Selectboards recent decision to reduce the working hours of the acting Zoning Administrator's position from full time to part time.

8. **Other Business**

Davis Lewis informed the Commission that Austin and she will be presenting the proposed Subdivision Regulations and Zoning Bylaw Amendments to the Selectboard on August 11, 2025, at 5:30pm.

9. **Executive Session**

None.

10. **Next Meeting:**

August 27, 2025, at 7:00pm.

11. **Adjourn**

The meeting was adjourned at 8:52pm.

Respectfully submitted,
William H. Austin,
Assistant Town Planner

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