Town of Killington Planning Commission

Minutes from 8/7/2024 Meeting

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

Start Time: 7:09pm

End Time: 8:29pm

Attendance :

Jennifer Iannantuoni, Chair
Vince Wynn
Ricky Bowers*
Guy Keefe
Lisa Davis Lewis, Town Planner
William Austin, Assistant Town Planner
Curt Peterson, Mountain Times*
Jeremy Gildrien, RRPC Planner*

(participants joining via zoom*)

Open Meeting

The Chair opened the meeting at 7:09pm. The first agenda item was the approval of the agenda for the meeting of August 7, 2024. The Chair requested a motion to approve the agenda as may be amended. Wynn made the motion, Keefe seconded. There being no amendments the motion passed unanimously. The next item was the minutes from July 10, 2024. The Chair requested a motion to approve the minutes as may be amended. Keefe made a motion, Wynn seconded. There being no amendments, the motion passed unanimously.

Citizen Input - None

Enhanced Energy Plan / Visual Impact Analysis – Presentation from RRPC Jeremy Gildrien

Lisa Davis Lewis began the conversation by informing the Commission that the visual impact analysis site visit with Lucy Thayer of TCE has been scheduled for August 19, 2024.

Jeremy Gildrien, from Rutland Regional Planning Commission, began a discussion on the Enhanced Energy Plan. He highlighted the mapping data which identified areas in the town that are suitable for wind and solar facilities. Wynn asked what data was used to create the maps. Gildrien explained that the map was created using data from the Vermont Geographic Information System (GIS) and the U.S. National Oceanic and Atmospheric Administration (NOAA).

The Commission discussed the town's preferences for small scale renewable energy development and agreed on the importance of locating energy generation on previously disturbed sites. They also stressed their opposition to siting energy facilities on ridgelines. Gildrien suggested that the town review the land use section of the Town Plan to make certain that one of its policies is to protect ridgelines from all development (not just energy facilities).

The Commission and Gildrien discussed the need to identify suitable locations for solar energy facilities. They agreed that smaller installations, such as those on rooftops or in previously disturbed sites, would be preferred. Gildrien suggested that even though smaller scale facilities are preferred, the Commission should identify suitable locations for larger scale facilities as that will provide the town with more clout with the Public Utility Commission if someone poses a site that is unacceptable to the town. The Commission identified several possible sites for larger solar projects including several of the resort owned parking lots, former gravel pits, and the town garage.

The Commission and Gildrien then discussed the need to identify suitable locations for wind turbines. As with solar facilities, Gildrien explained that the town will have greater standing with Public Utilities Commission if they could identify several suitable sites. They agreed with this approach although the Commissioners expressed concerns as to the visual and noise impacts associated with larger turbines. The Commission considered potential locations for wind turbines, including the Pico parking lot, Skyship parking lot, and the Town garage. The Commission decided to remove the ski village districts from the list of districts suitable for wind facilities.

Wynn asked Gildrien if we needed to update the zoning map to allow for energy development in specific zoning districts. Gildrien explained that energy development is regulated by the PUC and therefore we do not need to update the zoning map. Regarding next steps, Gildrien recommended that the Planning Commission forward him a list of the identified sites for wind and solar facilities so that he could add them to the map.

Recreation Master Plan in Killington

Davis Lewis stated that the Selectboard authorized the Planning Department to move forward with the Recreation Master Plan and that a kickoff meeting will be held in September. Davis Lewis proposed designating someone from the Planning Commission to participate in the steering committee which will oversee the project. Wynn volunteered. Davis Lewis also suggested that the Recreation Commission designate a representative to participate in the steering committee.

Subdivision Regulations in Killington

Davis Lewis stated that she had sent a draft of the subdivision regulations to Jeremy Farkas. The goal is to have a draft for the Planning Commission to review prior to the next meeting.

Updates and Reports

- **RAISE Grant**
    - The Commission discussed the complexities of managing a project involving a grant from the US Department of Transportation (USDOT). FWHA who is administering the project for the USDOT informed the town that they could contract directly with the town, or contract with VTrans, who will sub-contract with the Town. Davis Lewis indicating that she will be researching this and intends to have a discussion with South Burlington as they are currently managing a RAISE grant.
- **Killington Forward**
    - Davis Lewis mentioned the potential delay in securing a Notice to Process from Norther Borders could delay the ability to award the next water contract.

- **VOREC**
    - Davis Lewis and Austin had a meeting with Clark Agnew, a structural engineer for the firm Engineering Ventures who is a subcontractor for the Recreation Master Plan. He will be drafting a proposal to design the bridge for the VOREC project.
- **TA Grant**
    - Davis Lewis stated that the town will be holding a final public meeting to present the final study.

Commissioner's Concerns - None

Other Business - None

Executive Session - None

Next Meeting - The next meeting was scheduled for September 4, 2024

Adjourn - The meeting was adjourned at 8:29pm

Respectfully submitted,

William H. Austin

Assistant Town Planner