

Town of Killington Planning Commission

Minutes from 9/4/2024 Meeting

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

Start Time: 7:05pm

End Time: 8:12pm

Attendance :

Jennifer Iannantuoni, Chair

Ricky Bowers

Guy Keefe

Lisa Davis Lewis, Town Planner

William Austin, Assistant Town Planner

Curt Peterson, Mountain Times*

(participants joining via zoom*)

1. Open Meeting

The Chair opened the meeting at 7:05pm.

2. Approval of Agenda

The Chair requested a motion to approve the agenda for the meeting of September 4, 2024, as may be amended. Bowers made a motion. Keefe seconded the motion. There being no amendments the motion passed unanimously.

3. Approval of Minutes –August 7, 2024

The Chair requested a motion to approve the minutes from August 7, 2024, as may be amended. Bowers made a motion. Keefe seconded the motion. There being no amendments the motion passed unanimously.

4. Citizen's Input

None

5. Enhanced Energy Plan/Visual Impact Analysis

Austin began the conversation by informing the Commissioners that he, Davis Lewis, and Lucy Thayer of TCE met on August 19, 2024, to perform a site visit for the visual impact analysis. He informed the Commissioners that as the next step she will send them maps identifying important viewsheds and scenic resources.

Austin then provided an update on the Enhanced Energy Plan (EEP). He informed the Commission that after he and Davis Lewis reviewed the potential preferred sites for utility-scale wind energy they agreed that there are no sites in town that would be suitable for utility-scale wind energy development with the possible exception being the town garage. They do believe that small residential scale wind turbines would be suitable throughout town. The Commissioners agreed with this approach. Austin explained that even though the EEP cannot exclude wind energy development, many town EEP's include local constraints which in effect serve to restrict utility scale wind energy development. For example, Manchester's energy plan states that because there are few locations

that have suitable wind resources or are free from significant environmental constraints, no utility-scale development should be located in the town. The town's energy plan does encourage small scale wind energy development throughout town. Davis Lewis and Austin recommended that Killington adopt similar language. The Commissioners concurred. Austin stated he would follow up with Jeremy Gildrien at RRPC to obtain his input.

The Commission reviewed the list of preferred solar energy development sites. Davis Lewis remarked that solar energy development is more suitable than wind energy development. The Commissioners agreed. Austin reviewed a list of potential sites which includes the parking lots at Pico and the Skyship Base Lodge, the area behind the Pickle Barrel, several sites along River Road, the former gravel pit located at the Bridgewater/Killington Town line, and a site next to Goodro's Lumber. All of these sites could support ground mounted or car port type solar panels. The Chair was unsure of the River Road sites as she does not believe the site owner would ever allow for ground mounted solar. Austin highlighted the wetland on the west side of River Road which would eliminate the former gravel pit as a possible site. The Chair also questioned the site next to Goodro's lumber as she thought it would have a negative impact on the Valley corridor. Davis Lewis remarked that the resort owned maintenance facility at the base of West Hill Road was a potential site. The Chair then asked about the town owned parcel along Old Route 4. Davis Lewis stated that was part of the 70 acre parcel the Town purchased for affordable/workforce housing but the area closest to Old Route 4 could be used for ground mounted solar. Following this discussion the Chair indicated that the Commission identified several suitable sites that can be shown on the plan. Austin indicated that he would share the information with Jeremy Gildrien.

6. Subdivision Regulations

The Chair asked Davis Lewis for an update on the proposed subdivision regulations. Davis Lewis stated that she has been working closely with Jeremy Farkas on finalizing the draft regulations and anticipates receiving a final draft shortly. Her goal is to share the final draft with the Commissioners prior to the next meeting. Davis Lewis stated that she and Farkas had a high level discussion on the intent of the subdivision regulations. She stated that the overall goal of the regulations is to bump up Act 250 involvement to ten (10) acres, but also to ensure that subdivisions incorporate road standards for both town and private roads as well as implement storm water drainage standards. She and Farkas believe that many of the other items contained within the draft regulations are currently captured in the PUD and Site Plan regulations. The Commissioners agreed with Davis Lewis. Davis Lewis stated that driveways and curb cuts also need to be addressed so as to minimize the number of new curb cuts within close proximity on Killington Road. The Commissioners agreed. Davis Lewis reiterated her intention to send out a draft prior to the next meeting.

7. Updates and Reports

- **RAISE Grant – VTrans** – Davis Lewis gave an updated on the status of this grant. She stated that the town received two draft grant agreements – one of which would have the town contract directly with the Federal Highway Administration (FHWA) and one of which would have FHWA contract directly with VTrans and then the town would enter into a subcontract with VTrans. Davis Lewis indicated that she did some research including having a conversation with the Director of Community Development for the town of South Burlington which received a RAISE Grant in 2023. After having these conversations, she recommended that the town would be better served entering into a subcontracting agreement with VTrans. One of the key benefits of this approach is that reimbursement requests will be processed in Montpelier and not Washington DC. This

should expedite payment, which is important since this grant operates as a reimbursement program. The Commissioners agreed with this approach and requested the Selectboard send a letter to VTrans.

- **Killington Forward** – Davis Lewis gave a brief update on Killington Forward. She stated that the town received bids on water contract 4 and are waiting on the Notice to Proceed from the Northern Borders Regional Commission so that they can use the proceeds from the Catalyst grant. The town is also preparing to bid contract 1A on Killington Road.
- **VOREC** – Austin stated that the town has received a proposal from the firm Engineering Ventures on the structural engineering work needed to design the bridge for the project. Davis Lewis asked the Recreation Director to schedule a meeting with the Killington Mountain Bike Club to understand their financial commitment towards this project.
- **TA Grant** – The final public meeting on the TA Grant is scheduled for September 11, at 7:00pm.
- **Recreation Master Plan** – Austin stated that VIA will begin the project with a kickoff meeting scheduled for October 1, 2024.

8. Commissioner's Concerns

None

9. Other Business

None

10. Executive Session

None

11. Next Meeting

The next meeting was scheduled for October 9, 2024.

12. Adjourn

The meeting was adjourned at 8:12pm.

Respectfully submitted,

William H. Austin
Assistant Town Planner