

## TOWN OF KILLINGTON PLANNING COMMISSION

### Minutes from the Meeting of September 20, 2023

Public meeting held at the Sherburne Memorial Library and remotely via Zoom teleconference

<b>PRESENT:</b>	Jennifer Iannantuoni, Chair	<b>START:</b>	7:00 p.m.
	Vince Wynn	<b>END:</b>	9:50 p.m.
	Andy Salamon		
	Ricky Bowers		
	Lisa Davis Lewis, Planning Consultant		
	Jim Haff, Interim Zoning Administrator		
	Michael Ramsey, Town Manager		

**GUEST ATTENDEES:** Beth Sarandrea  
Ron Amadeo  
Mariella Roma  
Curt Peterson\*

\*Participants attending via *Zoom* video conferencing

**1. Open Meeting**

Jennifer Iannantuoni, Chair opened the meeting at 7:00 p.m. The Chair welcomed Robert Hecker who was appointed by the Selectboard to serve on the Planning Commission as Young Namkung resigned. The Chair provided a brief overview of the role of the Planning Commission.

**2. Approval of Agenda**

The Chair requested a motion to approve the meeting agenda as may be amended. There being no amendments, Salamon made a motion to approve the Agenda as written. Bowers seconded. Motion passed unanimously.

**3. Approval of Minutes**

The Chair requested a motion to approve the draft minutes of July 5, 2023, PC Meeting. There being no amendments, Salamon made a motion to approve the minutes as written. Bowers seconded. Motion passed unanimously with Wynn abstaining. The Chair requested a motion to approve the draft minutes of July 19, 2023 PC Meeting. There being no amendments, Wynn made a motion to approve the minutes as written. Bower seconded. Motion passed unanimously with Salamon abstaining.

**4. Citizen Input**

Beth Sarandrea owner of Liquid Art suggested the Planning Commission revisit the sign and lighting regulations that would allow signs to be internally illuminated. She would like to install a new sign that is internally illuminated. Vince suggested that the regulations were designed to protect dark skies. Ms. Sarandrea indicated that her sign would not cause any light to spillover. Jim Haff suggested that lighting has evolved and

that the proposed sign would have less impact than signs that are externally illuminated. Andy Salamon indicated that his concern is to maintain a dark sky. The Chair indicated that we are committed to the principle of dark skies, but the proposed sign does not appear to have any light spillover. The Chair asked the Town Planner (Lisa Davis Lewis) what options are available to approve this sign. In terms of this application, Ms. Davis Lewis explained that Ms. Sarandrea has 2 options – she can go to the DRB and seek a variance, or she can wait for the PC to amend its sign regulations to allow for internally illuminated signs provided they don't create any spillover should the PC want to go in that direction. Vince Wynn requested that Ms. Sarandrea provide more information on the level of lighting that would emanate from the sign. Andy Salamon confirmed that we need measurements. Jim Haff indicated that Ms. Sarandrea will be seeking a waiver from the DRB. Ms. Davis Lewis indicated that the DRB cannot issue a waiver but can grant a variance. Jim Haff stated that there are many parts of the zoning bylaw that need to be changed and that the PC may want to consider further revisions to the bylaw. The Chair thanked Ms. Sarandrea for attending the meeting. The PC needs to determine whether they want to review the signage regulations and make changes to it. Ms. Davis Lewis suggested that we invite Sparky (the sign designer) to a meeting so that we get his input on the sign regulations. Jim Haff recommended that Ms. Sarandrea provide a comparison of the existing sign with the proposed sign so that the Commission can see the impact. The Chair said she would circle back with the Town Planner to see when we could consider making these revisions to the bylaw if there is an interest to do so.

Ron Amadeo indicated that he attended the meeting because of the upcoming discussion on the cannabis regulations as he would like to open a retail establishment in the former Killington TV Building on Killington Road.

**5. Town Plan Implementation**

Lisa Davis Lewis provided the PC with an implementation plan and requested that the PC prioritize the recommendations that are contained within the Town Plan. She also asked for the PC's guidance on whether we should reapply for a Municipal Planning Grant (MPG) to update the Recreation Master Plan, or whether we apply for a MPG for the Village Center Designation. Both items are important priorities for the PC. The PC decided that we should apply for a MPG to update the Recreation Master Plan and use the PC's reserve fund to hire RRPC to obtain a Village Center designation for the area on Route 4 where the new town hall will be located. The Town Manager indicated that RRPC may have funds available to help the Town. If the Town is unsuccessful in securing a MPG for the Recreation Master Plan, the Chair indicated that the Planning Commission may consider using its reserve fund to pay for this study. In addition to pursuing the Village Center Designation and updating the Recreation Master Plan, Davis Lewis stated that the PC members should consider what other action items identified in the Town Plan such as preparing an enhanced energy plan or conducting a housing study are priorities. The Chair indicated that for the next meeting each PC member should pick their top five priorities focusing on the ones that the PC has control over. The Chair stressed the importance of the PC to identify priorities. Jim Haff stated that the Selectboard identified subdivision regulations as a top priority and the Chair concurred.

6. **Cannabis Regulations**

Lisa Davis Lewis explained that before the Cannabis Contral Commission (CCC) will issue a license for a retail establishment, the Town must “opt in” by a vote. The Town is planning on holding a vote but before doing so, Town Counsel recommended that the Town adopt bylaws that identify appropriate locations for retail marijuana establishments. Additionally, the PC should identify appropriate zoning districts for indoor and outdoor cultivation, manufacturing, laboratories and distribution centers for cannabis. All uses are currently permitted except for retail establishments which as previously stated requires a yes vote by the residents of the Town. Davis Lewis stated that the only restriction the CCC placed on the location of the retail establishments is a 500-foot buffer from schools but the CCC does not provide guidance on how to measure the 500 feet. The Commission agreed that it should be measured from property line to property line. Vince Wynn stated that in his opinion Cannabis Establishments are no different than package stores but that many town residents that he has spoken with indicated their opposition to cannabis retail establishments. Although he is not opposed to them, he also does not want Killington to be known as “weed central”. A discussion then ensued about onsite consumption which is prohibited. Ron Amadeo informed the Commission members that security cameras will be provided in the parking lot of ensure that there is no on site consumption. The Planning Commission reviewed the town’s zoning map to determine which district would be most appropriate for a retail marijuana establishment. The Commission felt that the Commercial District along Killington Road was the most appropriate location for a retail establishment and asked the Planner to confirm that boundaries of the “Killington Basin” section of the Commercial District as that is the area in which nightclubs are permitted and it may be appropriate to locate marijuana establishments in the same district. The Planning Commission reviewed the regulations adopted by Stowe and felt that was a good model for Killington. Mariella Roma stated that in other states, corporate shops have taken over the industry and that by keeping the district small, this will serve to limit the number of establishments that could locate in Killington.

7. **Updates and Reports**

- **TA Grant** – The Local Concerns meeting was held on August 24, 2023. Lisa informed the Commission that there was a large turnout and a very constructive discussion on bike / pedestrian connections in the Town.
- **VOREC** – Davis Lewis explained that now that she has data on trail usage during the summer, she will submit the final report to the state so that the Town can receive final payment and close out the grant.
- **Killington Forward** – Jim Haff updated the PC that the Town received a \$2.25 million Catalyst grant for which \$1 million goes to the water system and 1.25 million will go towards Phase 1a of the Road. VHB is in the process of doing the design work for Phase 1a of the Road. The project should go out for bid in February / March 2024 and a contract awarded in April / May / June 2024. There will be a ribbon cutting for the first phase of the water on October 4, 2023 and the PC members will receive an invite. Regarding the water system, the total cost of Phase I is \$32.4 million and to date the town has received a total of \$16.9 in grants and forgivable loans. Phase I of the water system will provide water from the wells to the Lookout. The Town Manager is working with an artist to

create a visual of the funding that we have received to date.

8. **Commissioner's Concerns - None**
9. **Executive Session** – The PC went into Executive Session a 9:31 pm to discuss legal issue and came out of Executive Session at 9:39 pm. No action was taken.
10. **Next Meeting** – The next PC Meeting will be on October 11, 2023 @ 7:00 PM at the Public Safety Building. (Following the meeting, the date of the next meeting was changed to October 10, 2023 at 7:00 PM.)
11. **Adjourn** – Bowers made the motion to adjourn the meeting at 9:50 pm. Wynn seconded. All in favor.

Respectfully submitted,

Lisa Davis Lewis  
Town Planner