

## TOWN OF KILLINGTON PLANNING COMMISSION

### Minutes from the Meeting of October 25, 2023

Public meeting held at the Public Safety Building and remotely via Zoom teleconference

**PRESENT:** Jennifer Iannantuoni, Chair  
Vince Wynn  
Andy Salamon  
Rob Hecker  
Lisa Davis Lewis, Town Planner

**START:** 7:03 p.m.  
**END:** 8:27 p.m.

**GUEST ATTENDEES:** Curt Peterson\*  
Gerie Russell\*

\*Participants attending via *Zoom* video conferencing

1. **Open Meeting**

Jennifer Iannantuoni, Chair opened the meeting at 7:03 p.m.

2. **Approval of Agenda**

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

3. **Approval of Minutes**

The Chair requested a motion to approve the draft minutes of October 10, 2023, PC Meeting. There being no amendments, Wynn made a motion to approve the minutes as written. Salamon seconded. Motion passed unanimously.

4. **Citizen Input**

The Chair welcomed Gerie Russell and asked if had anything she wanted to discuss, or whether she was just there to observe. Ms. Russell indicated that she was just there to observe the meeting.

5. **FY25 Budget**

Lisa Davis Lewis reviewed the budget with the PC. She highlighted some of the changes – legal was removed from the PC / DRB budget and that amount was added to the Planning & Zoning Department budget so that the total amount remained the same. The Planning Department budget included a line item for an Assistant or Junior Planner. Davis Lewis explained that in time the budget for the Interim Zoning Admin (ZA) should be reduced in that the Junior Planner should assume many of the ZA functions and the current Interim ZA will focus solely on short term rental enforcement. This transition will take some time. Wynn asked if the position for Junior Planner had been advertised. Davis Lewis indicated that it has not but that she believes the Town Manager intends to do so

shortly. Andy Salamon raised a question about the budget for dues. The budget shows \$500 but annual dues for Rutland Regional PC are \$1000. Davis Lewis explained that the \$500 is used for her dues and that the former Town Manager paid the RRPC dues from a different budget, but she would raise this with the Town Manager as it should be reflected in the Planning Department budget. Andy Salamon also asked why the mileage expenses are not shown on the actual since he submits the request and is reimbursed. The Chair recommended that the mileage budget for the PC/ DRB be increased to \$350. Wynn questioned why there is such a big discrepancy between the budgeted revenue for STR and the actual revenue. Davis Lewis said she would have to ask the ZA. There was a brief discussion on what the revenues are used for. There being no further questions, **Wynn made a Motion to Approve the FY 25 Planning & Zoning Budget subject to clarification of the dues and mileage items discussed above. Salamon seconded. All in favor.**

6. **Cannabis Regulations**

The Chair asked Davis Lewis to provide an update on the Cannabis Regulations. Davis Lewis indicated that she is waiting for the change to the Zoning Map which is being produced by RRPC. Nic indicated that he intends to get the new map to the Town by November 8. Davis Lewis indicated that she was hoping to schedule a public hearing on the cannabis regulations on December 14, 2023, which would require us to notify the abutting communities by November 14. While she thinks this is doable, we are also looking to update our zoning regulations for compliance with S100. The Town Manager recommended that we change the bylaw to include both the cannabis regulations and the S100 regulations. After some discussion, the PC decided to hold a public hearing on the zoning changes on January 3, 2024, which will include the cannabis regulations, changes to bylaws for consistency with S100 and an update to the definitions section of the Bylaw which Wynn has offered to work on. Davis Lewis reviewed the proposed cannabis regulations with the PC. She highlighted some of the items to discuss. The PC thought the use table was acceptable. They decided to restrict the maximum square footage of retail establishments to 3,000 sq. ft. The next step is to send the draft regulations to Town Counsel. After his review she will incorporate the changes into the bylaw document.

7. **S100 Home Act**

Davis Lewis provided the PC with a document prepared by the RRPC that identified changes to the bylaw that is required for consistency with S100. Davis Lewis provided some background on S100 and explained that it takes precedent over local zoning. To make it easier to administer, the State is recommending that towns modify their zoning bylaws for consistency with S100. Davis Lewis provided an example where our regulations for Accessory Dwelling Units (ADU) are inconsistent with S100. Hecker stated the changes appear to be largely administrative. Davis Lewis concurred. That being said she will incorporate the changes into the bylaw with the goal of holding a hearing on January 3, 2024.

**8. Updates and Reports**

- **TA Grant** – no updates.
- **Village Center Designation** – The Town signed a contract with RRPC and a kickoff meeting is scheduled for early November.
- **Killington Forward** – Davis Lewis told the PC that the Town received an additional \$750,000 from the Economic Development Administration which will be administered as part of the Catalyst grant.
- **Municipal Planning Grant** - Davis Lewis requested a Motion from the PC to authorize the Chair to sign the application and to provide a letter of support. Wynn made a motion and Bowers second. Motion passed unanimously.

**9. Commissioner's Concerns**

Andy Salmon informed the PC that T Mobile is proposing to install a new 85” high wooden cell tower on resort property. The pole is next to two existing poles. Wynn requested that the Town Manager provide an update on the reserve fund. He mentioned that the stripping at the bottom of Killington Road eliminated the straight arrow and this is unsafe since people do need to do straight into the Welcome Center/Base Camp Outfitters. Wynn indicated that the PC should discuss whether we want to request that we move forward with regulations to restrict clear cutting. Davis Lewis explained that she doesn't have the time to work on a regulation. The PC asked her to reach to Town Counsel to see if its legal to have regulations that limits clear cutting.

**10. Executive Session – None**

**10. Next Meeting** – The next PC Meeting will be on November 8, 2023 @ 7:00 PM at the Public Safety Building. Following the next meeting, future meetings will be held on November 29, 2023, December 13, 2023, January 3, 2024, and January 17, 2024.

**11. Adjourn** – Wynn made the motion to adjourn the meeting at 8:327 pm. Salamon seconded. All in favor.

Respectfully submitted,

Lisa Davis Lewis  
Town Planner