

TOWN OF KILLINGTON PLANNING COMMISSION
Minutes from the Meeting of November 29, 2023

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

PRESENT:	Jennifer Iannantuoni, Chair	START:	7:05 p.m.
	Vince Wynn	END:	8:03 p.m.
	Andy Salamon		
	Rob Hecker		
	Ricky Bowers		
	Lisa Davis Lewis, Town Planner		

GUEST ATTENDEES: Curt Peterson*
Mark Foote

*Participants attending via *Zoom* video conferencing

1. **Open Meeting**
Jennifer Iannantuoni, Chair opened the meeting at 7:05 p.m.

2. **Approval of Agenda**
The Chair requested a motion to approve the meeting agenda as may be amended. Wynn made a motion to approve the agenda. Salamon seconded. There being no amendments, motion passed unanimously.

3. **Approval of Minutes**
The Chair requested a motion to approve the draft minutes of November 8, 2023, as may be amended. Wynn made a motion to approve the minutes. Salamon seconded. Wynn identified two typos (Under item #6, Davis Lewis was referred to as he and under item #9, stripping should be striping.) Motion passed unanimously subject to the two revisions. The Commission engaged in a brief discussion as to whether we can migrate towards a software that uses AI or other technology to assist in the preparation of minutes. Davis Lewis indicated that this would need to be a town wide initiative and not something the PC could do on its own.

4. **Citizen Input**
Mark Foote commented on the “Are You Ready for Winter Flyer” that appeared in a prior edition of the Mountain Times. He stated that whoever had this published in the Mountain Times should have had it proofread as there were several typos. Jennifer thanked him for bringing this to our attention. Davis Lewis said she would bring it to the attention of the Town Manager.

5. **Proposed Zoning Bylaw Amendments**

The Chair indicated that while it was our intention to amend the bylaws for both cannabis and S100 at the same time this turned out to be a bigger effort than anticipated.

Additionally, Vince Wynn did a review of the bylaws and made a number of edits and had questions that need to be addressed as part of this undertaking. Finally, we anticipate Great Gulf coming forward with requested changes to the Ski Village II regulations. As such, the Chair recommended that we move forward with the public hearing solely on the cannabis regulations and that we take our time making the other revisions so that we get it right. Davis Lewis indicated that she made one change to the cannabis regulations. She added an Integrated License to the use category and made this a conditional use. The Board had some additional discussion as to whether it made sense to restrict cannabis retail establishments to the Commercial – Killington Basin Zoning district. The Chair indicated that she was comfortable with this decision and the other Commissioners agreed. The Commissioners had a discussion as to whether they should limit hours of operations and it was decided that this was not necessary. Davis Lewis indicated that Wynn had picked up some errors on the Zoning Map and that she would have Nic Stark of RRPC update the map accordingly. Vince Wynn then raised the issue that people who suffer from color blindness (such as himself) may not be able to distinguish the color between the Public Open Space District and the Commercial – Killington Basin District. Davis Lewis indicated that she would ask Nic Stark to make an adjustment. Vince Wynn made a motion that the Planning Commission authorizes Davis Lewis to warn a public hearing on January 3, 2024, on the proposed zoning bylaw amendments on cannabis establishments. Salomon seconded the motion. All in favor.

6. **Updates and Reports**

- **TA Grant** – A public meeting is scheduled for December 5, 2023. She indicated that the team had a meeting with VHB to review alternatives and they are showing a lot of different options for trail connections and road crossings. Davis Lewis encouraged PC members to attend. She stated that it's important that all constituents are heard since there will likely be a large turnout from the mountain biking community.
- **VOREC-** The Recreation Commission would like the town to apply for a grant. Davis Lewis will support the Recreation Director (Emily Hudson) on this application.
- **Village Center Designation** – Davis Lewis needs to circle back with Jeremy from RRPC on the status of the designation.
- **Killington Forward** – Davis Lewis updated the PC that Casella is moving forward with construction on Phase 1 of the water system and Markwoski has been doing some clearing in connection with Phase 1b of the road. The Town received 60% design drawings from VHB on Phase 1a of the road. We are waiting for input from Great Gulf on a number of items that are preventing VHB from progressing work on the plans. A meeting with Great Gulf is scheduled for next Monday.
- **Municipal Planning Grant** – Waiting to hear from the State.

7. **Commissioner's Concerns** – Andy Salamon informed the Commission that the RRPC may update its dues structure and start charging the larger municipalities more than they charge the smaller communities. Salamon has concerns about how this is going to be implemented. The Chair indicated that she is generally ok with this although she pointed out that communities without a planning staff may utilize the services of RRPC more frequently than the larger communities that have their own planning staff. The Chair indicated that this was a valid point but overall, no one has an issue with Killington paying a larger share of dues. Regarding the need for a PC member to sit on the transportation commission, the Chair asked if this needed to be a PC Member. Davis Lewis said she would follow up on this. If it needs to be a PC member, Wynn indicated that he would consider doing it. Salamon also informed the PC that the RRPC is in the process of updating the Regional Plan. The Chair asked the timeline for completing the plan and Salamon indicated that its approximately 1.5 years.
8. **Executive Session** – None
9. **Next Meeting** – The next PC Meeting will be on December 13, 2023 @ 7:00 PM at the Public Safety Building. Davis Lewis indicated that she will not be in attendance. The Chair indicated that if Great Gulf is not prepared to make a presentation on zoning on December 13, they will hold the meeting without Davis Lewis. If Great Gulf is ready to make a presentation, she will reschedule the meeting to a different date.
10. **Adjourn** – Wynn made the motion to adjourn the meeting at 8:03 pm. Salamon seconded. All in favor.

Respectfully submitted,

Lisa Davis Lewis
Town Planner