

TOWN OF KILLINGTON PLANNING COMMISSION

Minutes from the Meeting of February 1, 2023

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

PRESENT: Jennifer Iannantuoni, Chair
Ricky Bowers
Young Namkung
Andy Salamon
Lisa Davis Lewis, Planning Consultant

START: 7:00 p.m.
END: 8:41 p.m.

GUEST ATTENDEES: Curt Peterson*
Dan George*
Jim Hall

*Participants attending via *Zoom* video conferencing

1. **Open Meeting**

Jennifer Iannantuoni, Chair opened the meeting at 7:00 p.m.

2. **Approval of Agenda**

The Chair requested a motion to approve the meeting agenda as may be amended. There being no amendments, Namkung 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 from January 18, 2023, Meeting. There being no amendments, Namkung made a motion to approve the minutes as amended and Salamon seconded. Motion passed unanimously.

4. **Citizen Input - None**

5. **Updates and Reports**

- **Town Plan** – Davis Lewis reported that she Maggie O’Brien from RRPC provided the Commission with updated chapters on Land Use and Natural Resources. To date she has only received comments from one commissioner. She asked the commissioners to provide edits so that we can finalize those 2 chapters. The Commission then discussed housing goals and action items. O’Brien indicated that the current town plan did not have any stated housing goals but that she gleaned some goals from the document. The Commissioners agreed that the primary goal is to create more housing for all income levels and that the town could work to encourage full time residents. The Commissioners discussed whether there should be any limitations or restrictions on short term rentals and agreed that was not appropriate but that perhaps the town could incentivize housing that created for full time residents. Haff indicated that currently 10% of the housing stock is occupied by full time residents. The Commissions agreed that a goal is to maintain a minimum of 10%. Actions items included identifying and working to develop affordable /workforce housing; encourage infill development through zoning and other

regulations, consider density bonuses and other incentives for full time housing and especially affordable / workforce housing and develop / maintain a housing inventory that tracks homestead, full time rentals and affordable units. On the Economic Development section, the Commissions consolidated several of the goals from the 2015 plan and agreed that the primary goal is to maintain economic vitality and encourage expansion of 4 season opportunities. We should also look at expanding economic activities in the Village Center and specifically encourage mixed use development. Also the PC wants to add a goal of maintaining fiscal integrity and the action item is implementing sound accounting practices. Maggie indicated that she would circulate revisions to these chapters and the commission should be prepared to discuss energy and transportation at the March 1 meeting.

- **Municipal Planning Grant** –No updates.
 - **TIF** – The first public hearing was held on January 30. Feedback was very positive, and most people seem supportive of the TIF. A second meeting will be held on February 13 and on March 6, a meeting will be held to review all ballot items. Both meetings will be at the Public Safety Building. On February 16, the resort and KPAA are hosting the KPAA annual meeting and resort biannual update. At the meeting Mike Solimano will discuss the Six Peaks Killington project and Michael Syned from Great Gulf will present as well. The Chair stressed the importance of this project and encouraged all commissioners to reach out to residents.
 - **TA Grant** – The Selection Committee is in the process of ranking the top 3 consultants. An RFP will be issued to the top choice by the end of February.
 - **VOREC Grant** – Davis Lewis informed the Planning Commission that the grant agreement has been executed and we will be able to file for reimbursement once we receive the paperwork from the State.
6. **Other Business** – Davis Lewis indicated that she has brought on a UVM intern, Paige Kolesnik to help with some of the grants that she is working on. Paige will attend the next PC Meeting.
7. **Commissioner’s Concerns** - None
8. **Executive Session** - None
9. **Next Meeting** – The PC Agreed not to meet on February 15, 2023, due to all the other town meetings. The next PC Meeting will be on March 1, 2023 @ 7:00 PM.
12. **Adjourn** – Bowers made the motion to adjourn the meeting at 8:41 pm. Namkung seconded. All in favor.

Respectfully submitted,

Lisa Davis Lewis
Planning Consultant