

**TOWN OF KILLINGTON PLANNING COMMISSION**  
**Minutes from the Meeting of May 18, 2022**

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

<b>PRESENT:</b>	Jennifer Iannantuoni, Chair	<b>START:</b>	7:02 p.m.
	Vince Wynn*	<b>END:</b>	8:46 p.m.
	Ricky Bowers		
	Young Namkung		
	Lisa Davis Lewis, Planning Consultant		
	Daryl Arminius, Planner		

**GUEST ATTENDEES:** Jim Haff  
Curt Peterson\*

\*Participants attending via *Zoom* video teleconferencing

**1. Open Meeting**

Jennifer Iannantuoni, Chair opened the meeting at 7:02 p.m.

**2. Approval of Agenda**

Wynn motioned to approve the agenda with no amendments and Namkung seconded. Motion passed unanimously.

**3. Approval of Minutes**

Iannantuoni requested input for any changes to the minutes from the May 4, 2022, meeting, Namkung motioned to approve the PC minutes with no amendments and Wynn seconded. Motion passed unanimously.

**4. Citizen Input**

None

**5. Updates and Reports**

- Killington TIF District – Jim Haff reported that there will be a Selectboard meeting at 9:30 AM to 12:00 PM on May 26, 2022 that will be in-person with VEPC members present at the Public Safety Building. VEPC should have an answer by that meeting or by June. He stated that the Town is really waiting on final numbers, which are currently in draft form. Federal infrastructure funds pass through Appropriations. The May 2<sup>nd</sup> plan is still the same. Currently, contract discussions with the developer are in executive session with the Selectboard. Lisa Davis-Lewis stated that VEPC posted a notice for the meeting in the most recent edition of the Mountain Times.
- Killington Zoning Bylaw Update – Lisa shared that she, Ed Bove, and Daryl Arminius met to review dimensional requirements, focusing on the three different Commercial districts and will have material for the PC to review at their next

meeting on June 1, 2022. The schedule for public hearings on the changes will require at least one PC meeting and one Selectboard meeting, each requiring a 15-day warning. Jennifer Iannantuoni said that the PC should cover dimensional and parking changes to the bylaws at the second meeting in July. Jim Haff stated that the PC should consider addressing sign changes, and particularly short-term rentals by the fall in time for November 1<sup>st</sup> (even though the Town has been allowing STR registrants to begin their registration process two months prior to that). Lisa stated that Ed Bove's changes to the parking will be forwarded to the PC. Jim and Jennifer discussed that the regulations should be clearly written for the average reader.

- Proposed Signage Bylaw Amendments – Daryl Arminius distributed hardcopies of proposed changes to the Commissioners in-person and had emailed electronic copies to all Commissioners ahead of the meeting, comprising three documents:
  1. A basic draft (titled “*Draft 1a – May 2022*”, which is an 'untangled' reorganization of the signage bylaws that accords with the intent of the currently adopted version, where redundant language has been consolidated or removed. There are some minor enhancements particularly with the ‘Purpose & Intent’, which address damaged or deficiently constructed signs and updates to word “accidents” to “crashes”).
  2. A redline draft (the documented changes including comments on the rewording, consolidation, and reorganization of the language), and
  3. A copy of the currently adopted signage bylaws.

An overview was presented on the newly proposed format, along with some minor suggestions to consider at the end of the basic draft 1a. Clarification discussion on signage types ensued amongst the meeting attendees. Lisa and Jim expressed concern for allowing signage within the Town ROW in the Ski Village District once the privately-owned portion of Killington Road is turned over to the Town, especially considering that there are pre-existing signs there. Future signage to be installed in that portion of the ROW should have a leniency provision written into the bylaws for approval through the Selectboard, for signage in that particular zoning district and also for Bear Mountain Road. Language should also be added that states that the Town is not liable for damage to signs installed in the ROW for those locations (to address maintenance and plowing issues). Suggestion was made to keep the language simple to accommodate the anticipated new footprint of Killington Road that the Town will inherit.

Clarification discussion on signage dimensions ensued amongst the meeting attendees, particularly on distinctions between signs on US 4 and VT Route 100 v.s. the Killington Road. Jim Haff shared that in the role of Zoning Administrator, he has to interpret the bylaws such as they are written. For example, current zoning employs the phrase “*if a sign is facing route 4 or route 100*”, etc. could be interpreted as facing perpendicular to the road, when it would be clearer to refer to the property having frontage along the road (say, route 4 or 100). Summarily, the regulations (any of the regulations) should be written in a way for the person enforcing them to be interpreted in the way the PC is looking at them.

Vince Wynn asked for a consensus on the idea for eliminating the sentence pertaining to Route 4 and Route 100 and increase the maximum signage area to 96 square feet (sf) everywhere. Jennifer suggested making the change to: for any independently operated business shall not exceed 64 sf, and any multi-business shall not exceed 96 sf. The PC concurred with this point.

Clarification discussion on a possible 32 sf dimensional constraint per business on signage ensued amongst the meeting attendees. There was consensus that a sign should not exceed 32 sf for a single business on Town roads, but may increase up to 64 sf on US Route 4 or VT 100. Multi-business may extend to 96 sf. Additionally, for double-frontage lots, the allowed fourth additional sign (under Dimensions 5(A)(8) of draft 1a) should be reworded more clearly and reference the ‘General Standards’ paragraph discussing ‘double-frontage lots’. Clarification discussion ensued amongst the meeting attendees on the known double-frontage lot locations within Killington that would use an allowed fourth sign.

Daryl provided further overview of changes to the signage bylaws and regulations reviewed in other communities and possible additional regulations to consider. Vince noted the brightness constraints to illuminated signs, such as those in Shelburne, VT and Aspen, CO., and stated that he felt the Town should have this included, especially considering newer technology such as fluorescence and LED; and that there should be restrictions on color temperature (e.g. Kelvins). Lisa stated that most municipalities in Massachusetts regulate this. Ricky Bowers inquired about the lighting around the parking lot and signage at Pico. Jennifer expressed interest in staying with warm colors. Vince indicated that brightness was looked at, but was left out during the 2015 update to the bylaws. Jennifer reflected that about 15 years ago LEDs didn’t tend to have the warm colors that are available today. She is therefore comfortable with requiring LEDs to be warm and requested staff to produce some sample language on standards from other municipalities to debate at future meetings.

Clarification discussion ensued amongst the meeting attendees on the topic of “dark night sky” regulations. Lisa indicated that it is tenuous to regulate lighting for single-family residences. The PC affirmed their desire to review standards for brightness and color temperature. Jennifer requested staff have rewrites for signage regulations to be available for the June 15, 2022 PC meeting. Vince asked if that should be done during the public hearing to be scheduled for that date. Jennifer expressed that this is feasible. Daryl said he would try to distribute proposed updates well ahead of the meeting. Jim reaffirmed that Commissioners may send their comments to [planner@killingtontown.com](mailto:planner@killingtontown.com), and to the Chair and Vice-Chair, as long as it is not a quorum (i.e. three or more Commissioners).

- Hazard Mitigation Plan – Lisa gave an overview of progress made thus far. The three top hazards and vulnerabilities have been identified. She requested photos of disasters after 2011 Irene (e.g. the Pico flooding, US 4 fire, etc.). The goal is to have the first public hearing on June 15<sup>th</sup> at which point the draft report will be ready. Following that, the team will be working on the mitigation strategies.

- VOREC Grant – Lisa received an email from Chet Hagenbarth (Town Manager) that he recently received from the State stating that they were yet unable to send out the contract due to staffing shortages. However, the letter indicated that the Town may proceed with the work if they follow standard bidding procedures and will be reimbursed at a later date.
- TA Grant – Waiting for the grant agreement.
- Rutland RPC – Young Namkung stated that he has not yet had his appointment as a commissioner to the TAC verified by Rutland RPC, even though the Killington Selectboard already appointed him to the post.
- Additional Bylaws Amendments – Jim Haff indicated that on Page 95 of the bylaws, number 9 (Deposit) should be wiped out from the regulations. The Town is no longer accepting deposits. Even Dick Horner stopped this practice. The Town still has a about two thousand dollars from some years ago and it cannot be ascertained who the money belongs to. The PC concurred with deleting this section of the bylaws.

**6. Commissioner’s Concerns**

None

**7. Other Business**

Zoning Administrator Jim Haff shared that Killington Auto has reduced their number of cars stored onsite to less than 20 currently. They are continuing to move excess vehicles off from the property.

**8. Executive Session**

None

**9. Next Meeting: June 1, 2022**

Next meeting will cover the regulations updates for parking and dimensions (from Ed Bove of the Rutland RPC). The PC expects to receive draft documentation of the proposed changes in the next week or so.

**10. Adjourn –**

Bowers made the motion to adjourn the meeting at 8:46 pm. Wynn seconded. All in favor.

Respectfully submitted

Daryl Arminius,  
Planner for the Town of Killington, Vermont