

**TOWN OF KILLINGTON PLANNING COMMISSION**  
**Minutes from the Meeting of July 6, 2022**

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

<b>PRESENT:</b>	Jennifer Iannantuoni, Chair	<b>START:</b>	7:00 p.m.
	Vince Wynn*	<b>END:</b>	7:50 p.m.
	Andrew Salamon		
	Young Namkung		
	Ricky Bowers		
	Chet Hagenbarth, Town Manager		

**GUEST ATTENDEES:** Curt Peterson\*

\*Participants who attended via *Zoom* teleconference

**1. Open Meeting**

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

**2. Approval of Agenda**

Jennifer Iannantuoni requested a motion to approve the meeting agenda as may be amended. Vince Wynn motioned to approve the agenda with no amendments and Young Namkung seconded. Motion passed unanimously.

**3. Approval of Minutes**

Jennifer requested a motion to approve of the Draft minutes from the **June 1, 2022** PC meeting as may be amended. Vince motioned to approve the minutes with no amendments and Ricky Bowers seconded. Motion passed unanimously. Jennifer then requested a motion to approve of the Draft minutes from the **June 15, 2022** PC meeting as may be amended. Young motioned to approve the minutes and Andy Salamon seconded. Motion passed unanimously with no amendments.

**4. Citizen Input**

Young relayed that he had a couple of citizens tell him that in front of Mountain Green Resort on East Mountain Road there were some lines painted on the road, but there are a lot of pot holes there. Chet Hagenbarth stated that this is a private road owned by the resort, but once the Town takes ownership of it as part of the implementation of the TIF district, it will be reconstructed.

**6. Updates and Reports**

- Final Review of the Proposed Zoning Bylaw Updates: *Parking, Dimensional Standards, and other minor modifications* –

NOTE: Because all staff were not present (e.g. Lisa Davis-Lewis, Daryl Arminius, and Jim Haff) and due to this agenda item being listed without greater explanation of the

relevant discussion, the Planning Commission was not aware that these particular bylaw updates had already been warned for a public hearing on July 20, 2022.

Discussion ensued amongst the meeting attendees on the statutory requirements for holding public hearings and to schedule a possible date amongst Commissioners for a possible special hearing alternative to a regularly scheduled PC meeting (in the interest of time, so that the PC may focus on short-term rental bylaw updates as soon as possible).

- Continuance of the Public Comment Period for the Killington Local Hazard Mitigation Plan – Jennifer relayed Lisa Davis-Lewis’s message to her that the Town has received only one comment on the draft hazard mitigation plan from the Town of Chittenden, which thanked Killington for including wildfires as a top hazard. The planning team will move forward on the remainder of the report. Chet noted that the next meeting for the HMP will be held next Thursday, July 14, 2022. Steffanie Bourque will be running the meetings.
- Killington TIF District – Jennifer indicated that Killington received preliminary approval from VEPC for the TIF district. Andrew stated that the senior group have not been thoroughly informed about the project. Jennifer and Chet offered to speak to them to resolve any misunderstandings. Geri Russell, a representative of the senior group will be contacted about this. Chet indicated that there will be more specifics about the project available in September, including the development agreement and in securing \$2.3m that the Town will not have to bond for. Discussion ensued amongst the meeting attendees on the merits of the project where it was agreed that it is the job of the PC to ensure the transparency of it for taxpayers and other groups in Town. All of the information related to the project is posted on the Town website. Chet indicated that he was asked to update the Resort next Wednesday.
- Review of Upcoming Round of Proposed Zoning Bylaw Updates: *Signage and Lighting* – Commissioners reviewed the handout (or the equivalent document sent to them via email for those attending remotely) of proposed changes to the bylaws. The PC concurred that the proposed lighting regulation changes should not apply to single-family and duplex units, but only within the Commercial and Business zoning districts. However, the idea to retain regulations requiring horizontal cut-off lighting fixtures mounted on building structures was discussed. Chet explained how such would eliminate horizontal light spill from buildings and parking lots on to neighboring properties and further suggested that this regulation might only be applied to development that requires a Site Plan Review. It is unlikely that any poles exceed a 20’ height within the Town, but it will first be confirmed that the Grand Hotel and the Pickle Barrell Nightclub do not. Jennifer relayed comments submitted in advance of the meeting by Lisa Davis-Lewis expressing concern for limiting the height of lighting fixtures to 20’ and suggested using policy-style non-enforceable language from the Town of Nantucket bylaws, which Lisa quoted:

“Parking area lights in commercial areas are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level.”

Lisa's comment also suggested that another approach is to require the use of full cut-off fixtures. Chet concurred and stated that some sort of height standard should be employed to reduce spillover. He added that to get good lighting in parking lots, a photometrics plan should be obtained, which any manufacturer would provide free of charge. The plan would indicate how much spillover crosses a property line, measure "hot spots" (i.e. when two lights overlap) to help to disperse the installation of lighting, and allow for the determination of light spillage before a project is built (which had not always been available until recently). Vince noted that in the proposed bylaws changes, he observed that for signage updates he saw allowance for preexisting nonconformance, but not for the proposed lighting additions. Chet answered that such should also apply to lighting until the development is looking to expand, thereby making it necessary to undertake a new permit or modify a Site Plan. Discussion ensued amongst the meeting attendees on the topic of preexisting nonconforming infrastructure (or development in general) not being required to be brought into conformity under current zoning regulations. Jennifer asked if the PC was comfortable with regulating a 20' maximum height. Chet clarified that a 20' pole height maximum is standard to accommodate light installation, where a 16' height (as is the zoning standard in the Town of Stowe) would require more installation of lighting fixtures. Twenty feet offers a degree of balance when compared to the 30' high lighting fixtures installed at, say a Home Depot. Vince asked what the pole heights were for the parking lot for the public safety building. Chet responded that they are between 15'-16'.

The discussion changed to the topic of proposed changes to the signage bylaws. Young stated that he does not have a problem removing language pertaining to the allowance of preexisting nonconforming signage, if this were already be codified within State law. Chet concurred. It was considered that future generations would remember both sets of laws. Jennifer asked for clarification on the prohibition of a "Roof Signs". It was discussed that a number of existing roof signs are a preexisting nonconformity that would not be approved under today's zoning bylaws.

Jennifer stated that the PC would have this discussion again at their next meeting while staff is present, to highlight any specific items that may need attention. She thanked Chet for attending the meeting to help guide them in the lighting discussion and asked if anyone had any further comments, to which none were made.

- VOREC Grant – No discussion
- TA Grant – Chet reported that he believes the Town has received the paperwork from the State and that an RFP will be sent out. It was clarified that project funding would be used for safety improvements for bicycle and pedestrian traffic along the VT Route 100 corridor, from the Welcome Center to the Sherburne Trails.

## 7. Commissioner's Concerns

Vince asked why the Lanyard Deal with the Hillside Inn site fell through. It was stated that the funding for the proposal had not been entirely secured ahead of undertaking the planning and site work.

**8. Other Business**

No discussion

**9. Executive Session**

None

**10. Next Meeting: July 20, 2022**

Jennifer stated that she would be in contact with Commissioners regarding timing for any special meetings that would be required for warning public hearings for any bylaw changes to be made during the August timeframe. It was conveyed that a 24-hour period of public notice is required ahead of a special meeting.

**11. Adjourn**

Jennifer made the motion to adjourn the meeting at 7:50 pm. Young seconded. All in favor.

Respectfully submitted

Daryl Arminius,  
Planner for the Town of Killington, Vermont