

TOWN OF KILLINGTON PLANNING COMMISSION

Approved Minutes from the Meeting of April 19, 2023

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

PRESENT: Jennifer Iannantuoni, Chair
Ricky Bowers
Vince Wynn*
Andy Salamon
Lisa Davis Lewis, Planning Consultant

START: 7:06 p.m.
END: 7:56 p.m.

GUEST ATTENDEES: Jim Haff

*Participants attending via *Zoom* video conferencing

1. Open Meeting

Jennifer Iannantuoni, Chair opened the meeting at 7:06 p.m.

2. Approval of Agenda

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

3. Approval of Minutes

The Chair requested a motion to approve the draft minutes from March 29, 2023, Meeting. Wynn suggested a minor change. Under Commissioner's Concerns, the language should be changed to read "Wynn requested that the Town Manager update the Planning Commission quarterly on the PC Reserve Account". Bowers made a motion to approve the minutes as amended and Wynn seconded. Motion passed unanimously.

4. Citizen Input - None

5. Updates and Reports

- **Town Plan** – Davis Lewis reported that she and Maggie O'Brien met to review the status of the town plan. The last 2 chapters – Recreation and Flood Resilience will be distributed to the PC prior to the May meeting. Following that review, the goal is to have a draft plan for the PC to review in June followed by a public hearing in July. Davis Lewis requested that the Commissioners provide her with any comments or edits on the various chapters.
- **Municipal Planning Grant** –Davis Lewis stated that she had an email exchange with Jacob Hemmerick from the state regarding the grant application. Jacob explained that the recreation master plan is eligible for funding and suggested that next year the town emphasize how this plan and the town recreation programs would help to serve the underrepresented populations in the town. He also suggested including a discussion on the affordable housing project which will result in an increase in families and increase usage of the town's recreation facilities.

- **TIF** – Jim Haff provided an update. He stated that Great Gulf is participating in the Brella program which provides them protection in the event contaminants are found on the property. This will enable them to close on the property; a closing is tentatively scheduled for April 27, 2023. Contracts 1, 2, 3a and 3b for the first phase of the water project are out for bid. A pre bid informational meeting was held on April 18. Approximately 10 contractors and/or subcontractors attended the meeting including several larger firms. The bid opening is scheduled for May 11, 2023. Clearing has taken place in the vicinity of the well house and pump station. This was done because the state is now prohibiting clearing between April 15 – December 1 to protect bats as they roost in trees during this period. At other locations we are going to conduct a study. If you can demonstrate that no bats are roosting over a 3-night period, the state will give you permission to clear and the permission is good for 3 years. The town consultants indicated that we would likely find bats at the well house and pump house locations and therefore we decided to clear before the restrictions went into effect. The resort has raised some concerns over the impact the construction of the water line will have on mountain bike trails. The town is working this out with the resort.
 - **TA Grant** – We are waiting for a contract from VHB.
 - **VOREC Grant** – Davis Lewis informed the Planning Commission that the state will reimburse the town for 95% or approx. 71K. The balance of the funds will be sent to the town once we submit the final report, which we cannot do until after the trail opens in May / June since we need to install counters and provide metrics on trail usage.
6. **Commissioner’s Concerns** – The Chair stated that once the PC finishes doing the update to the Town Plan, we need to work on subdivision regulations and regulations for cannabis retail establishments as it is likely that there will be a vote on whether to allow cannabis retail stores in Killington. Davis Lewis informed that PC that the state regulations prohibit locating a cannabis retail establishment within 500 feet of a school although our regulations should state how the distance is measured (whether from a building or the property line). She also indicated that she would do some research as to whether there are other items that should be included in the bylaw.
7. **Executive Session** - None
8. **Next Meeting** – The next PC Meeting will be on May 3, 2023 @ 7:00 PM.
9. **Adjourn** – Bowers made the motion to adjourn the meeting at 7:56 pm. Namkung seconded. All in favor.

Respectfully submitted,

Lisa Davis Lewis
 Planning Consultant