

TOWN OF KILLINGTON PLANNING COMMISSION
Minutes from Meeting of April 20, 2022

Physical Location – Public Safety Building as well as Virtual Zoom meeting

PRESENT: Jennifer Iannantuoni, Chair

Vince Wynn*

Ricky Bowers (joined at 7:27 p.m.)

Andy Salamon

Chris Karr*

Young Namkung

Lisa Davis Lewis, Planning Consultant

Daryl Arminius, Director of Planning & Zoning

START: 7:05 p.m.

END: 8:02 p.m.

GUESTS: Curt Peterson*

James Haff

*Attended via *Zoom* Video Conferencing

1. **Open Meeting**

Jennifer Iannantuoni, Chair, opened the meeting at 7:05 p.m.

2. **Approval of Agenda**

Wynn moved to approve the Agenda, as may be amended. Salamon seconded. Iannantuoni recommended that we amend the Agenda to table discussions on the following agenda items - Water Systems Study Group; Killington Road Group; Green Mountain Power proposal and Killington TIF District until the May 4, 2020 Planning Commission meeting. Iannantuoni also recommended that we table the discussion on the Killington Town Plan until are prepared to recommence work on the Town Plan. The Commission voted on the amended Agenda. All in Favor.

3. **Approval of Minutes**

Wynn moved to approve the Minutes of April 6, 2022, as amended. Salamon seconded. Wynn recommend one change on page 2, Item 5f. from Powers to Bowers. The Commission voted on the amended minutes. All in Favor.

4. **Citizen's Input** - None

5. **Updates and Reports**

- a. Killington Zoning Bylaw Update –Davis Lewis indicated that she, Arminius, Haff and Bove met to discuss updated parking standards. The group agreed that required parking for restaurants should be 1 parking space for every 3 seats. For nightclubs, it was discussed that if there are seats then the parking standard for the seated portion is the same as restaurants. For the non-seated portion, the number of required parking spaces is 1 space for every 5 occupants. The parking standard would be based solely upon indoor occupancy and/or seating. The DRB would have the ability to reduce the required parking spaces based upon certain benefits provided such as certified shuttle

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buses. Parking requirements are minimums, businesses can always provide more than the required parking. Karr thought this approach reasonable but suggested we investigate the seating / occupancy at the Wobbly Barn to see how the standard would work. The group also discussed amending parking for other uses. Bove will share the revised parking standards with the Commission prior to the May 4, 2022 for discussion at that meeting.

- b. Hazard Mitigation Plan – Davis Lewis told the PC that a second meeting of the Planning Team is scheduled for April 28, 2022, and that work on the plan is progressing.
 - c. VOREC – Still waiting on the grant agreement from the Department of Forests, Parks & Recreation.
 - d. TA Grant – The town has been assigned a project coordinator from VTRANS who indicated that he would get the grant agreement to the town shortly.
 - e. Bridge / Culverts – Davis Lewis, Arminius, Namkung and Bowen met with Devon Neary of Rutland Regional Planning Commission to review the Vermont Project Selection and Project Prioritization process for Town and State Highway Bridges. The group went through an assessment of the state bridge located on Route 4 near Craig Mosher's property. The group also discussed including the culvert on Dean Hill Road at its intersection with Killington Road. Neary was going to check to see if it could be included but felt that it would be a high priority project.
7. **Commissioner's Concerns** –Iannantuoni asked Haff whether he can share any updates on the Kokopelli Inn. Haff indicated that there was nothing to report. Iannantuoni asked about Killington Auto. Haff indicated that he had been conducting weekly inspections and at last check, they had 20 vehicles (24 are allowed so long as no more than 3 are unregistered). Salamon reminded the Commission that the Act 250 Hearing on Base Camp is scheduled for April 29, 2022, at 9:00 am. This includes a site visit then continues at the Public Safety Building. Salamon informed the Commission that the cell tower on Anthony Way will be expanding by 12 feet but since this is a public utility, the town has no control over it. Salamon informed the Commission that the town of Mendon has adopted an Energy Plan. Davis Lewis informed him that Killington will also likely adopt an Energy Plan. Iannantuoni suggested that we invite Barbara from Rutland Regional PC to a summer PC Meeting to discuss the Energy Plan. Davis Lewis asked the Commission if they would request that the SelectBoard recommend Namkung be appointed to the Board of The Bus. Davis Lewis will draft a letter.
8. **Executive Session** – None
9. **Other Business** – None.
10. **Next Meeting** – May 4, 2022, at the Public Safety Building.

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11. **Adjourn** - Bowers made a motion to adjourn the meeting at 8:02 p.m. Wynn seconded. All in Favor.

Respectfully submitted,

Lisa Davis Lewis
Town Planner