

TOWN OF KILLINGTON PLANNING COMMISSION

Minutes from the Meeting of May 4, 2022

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

PRESENT: Jennifer Iannantuoni, Chair*
Vince Wynn*
Ricky Bowers
Andy Salamon
Young Namkung
Lisa Davis Lewis, Planning Consultant* (joined at 7:25 pm)
Daryl Arminius, Planner

START: 7:02 p.m.
END: 8:45 p.m.

GUEST ATTENDEES: Aaren Macksoud*
Jim Haff
Ed Bove

*Participants attending via *Zoom* video conferencing

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 Salamon seconded. Motion passed unanimously.

3. **Approval of Minutes**

Iannantuoni asked if there were any changes or comments on the minutes from the April 20, 2022, meeting, Namkung indicated that he attended that meeting via Zoom and an asterisk should be added to his name to indicate such. Wynn motioned to approve the PC agenda with the amendment and Salamon seconded. Motion passed unanimously.

4. **Citizen Input**

Macksoud (part-owner of Mountain Meadows Lodge, a 26-room facility that has been in operation for a little over two years) indicated that he supports proposed changes to the parking requirements as it relates to restaurants. His bistro is currently closed because he cannot provide enough parking under the existing rules. The change in parking would allow him to have sufficient parking so that he can operate a restaurant at the Lodge.

Salamon inquired about the wedding functions held onsite to which Macksoud answered that there is an informal 15-year-old overflow parking agreement with the neighboring property owner. The DRB stipulates a 90-person cap for these events. Last year he only held 2 weddings at the facility and the same is anticipated for this year.

5. **Updates and Reports**

- Killington TIF District – Davis Lewis reported that the Selectboard voted to approve the revised TIF District at its meeting on May 2, 2022. Salamon indicated that the District was reduced in size. Iannantuoni explained that although the District has been reduced, the state will allow for the infrastructure improvements to made outside of the District. She also explained that even though the new District does

not include the affordable housing sites, the town is committed to moving forward with the development of affordable / workforce housing. Namkung indicated that the Mountain Times contained an article on the TIF.

- Killington Zoning Bylaw Update – Bove led a lengthy discussion on the proposed revisions to the parking standards. In general, the PC is supportive of the proposed changes. They requested a clarification on the language related to night clubs and suggested including the formula to make it clearer. They discussed shared parking and agreed that shared parking can take place offsite so long as its within 300 feet. They also agreed that the DRB should have the ability to reduce the shared parking requirement to a maximum of 80%. The example that was discussed was Base Camp Outfitters adding a bar or coffee bar and that most of the patrons would already be there for the bike shop so there would be no need to require a significant amount of additional parking. Bove will include a sentence that parking lots must be ADA compliant. Iannantuoni requested that Davis Lewis provide the PC with a schedule that outlines the process for adopting the bylaw revisions. Iannantuoni also requested that the Commissioners review the proposed signage bylaw amendments for discussion at the next meeting.
- Hazard Mitigation Plan – Davis Lewis indicated that the Planning Committee met on 4/28/22 and determined that the highest risks facing the town from natural events are flooding and fluvial erosion, high winds and extreme cold, snow and ice. The next step in this process is to determine valuable town assets that may be vulnerable to these hazards. Bourque recommended that the Planning Committee meet prior to May 26 to come up with a list of vulnerable assets.
- VOREC Grant – State informed the town that they are still working on the grant agreement.
- TA Grant – Waiting for the grant agreement. VTrans project manager said end of May is likely date to receive agreement.

6. **Commissioner’s Concerns** – None.

7. **Other Business** – None.

8. **Executive Session** – None.

9. **Next Meeting: May 18, 2022**

10. **Adjourn** - Wynn made the motion to adjourn the meeting at 8:45 pm. Salamon seconded. All in favor.

Respectfully submitted,

Lisa Davis Lewis
Town Planner