

TOWN OF KILLINGTON PLANNING COMMISSION

Minutes from the Meeting of May 3, 2023

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

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

START: 6:05 p.m.
END: 7:01 p.m.

GUEST ATTENDEES: Jim Haff
Michael Snyder
Curt Peterson*
Maggie O'Brien*

*Participants attending via *Zoom* video conferencing

1. Open Meeting

Jennifer Iannantuoni, Chair opened the meeting at 6:05 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. Salamon seconded. Motion passed unanimously.

3. Approval of Minutes

The Chair requested a motion to approve the draft minutes from April 19, 2023 Meeting. There being no amendments, Bowers made a motion to approve the minutes as amended and Salamon seconded. Motion passed unanimously.

4. Citizen Input – None

5. Six Peaks Killington Village

Michael Snyder, President of Great Gulf's North American Resort division informed the PC that Great Gulf closed on the acquisition of SP Land's Holdings in Killington. Snyder reported that he is very excited about this project and looks forward to working with the Selectboard, the Killington Community, the Planning Commission and the DRB. He also indicated that they will be working closely with the resort. Killington is already the best mountain for skiing and biking and Great Gulf intends to make it the best resort village. Snyder provided an overview of Great Gulf and its expertise in accomplishing large projects. Ashton Woods, which is their home building division, is the largest private home builder in North America. Great Gulf is in the process of reviewing the project design as they would like to make it a true pedestrian village. They have retained two architectural firms – Safdie Associates (one of the most renowned architectural firms in the world and Olson Kundig, a Seattle based firm that designed The Montage at Big Sky to work on the design. Snyder assured the PC that even if the project is delayed as a result of

the redesign, Great Gulf is responsible for paying the tax increment and will live up to its commitment. Haff added that the town structured the development agreement so that the debt on the bonds is paid for by the increase in real estate taxes regardless of the construction status. Synd closed by thanking the town of Killington for voting to approve the financing, thanking Jim Haff for all of his work on this project as well as Lisa Davis for her work on this project. Synd also thanked the VEPC board and staff for approving this project as this project would not move forward without the TIF. He also thanked Mike Solimano and looks forward to working with the resort. The Chair thanked Michael Synd for the presentation and indicated that the town is looking forward to working with them.

6. Zoning Permit Fees

The Chair requested that we table this discussion until the next PC Meeting.

7. Town Plan

Maggie O'Brien reviewed the schedule and process. In terms of goals and action items, we only have 2 chapters left to discuss – Recreation and Flood Resilience. However, she is still waiting for input from the PC/Lisa on several chapters. Lisa indicated that she had been working on the plan and hoped to get everything to Maggie by the end of the week. In terms of the overall schedule, the goal is to have the PC adopt the draft plan at its meeting on June 7. Davis Lewis indicated that she was concerned about the ability to meet this schedule but that the PC could hold a special meeting the following week if necessary.

Recreation Goals – Davis Lewis prepared an updated list of recreation action items and goals. Davis Lewis clarified that in the Economic Development chapter, we are going to include recreation that is focused on the tourist-based economy and that the recreation chapter focuses on recreation for residents and business. The Chair indicated that this made perfect sense. The PC then went through the recreation goals and action items and thought they were acceptable with a few modifications.

Flood Resilience – Davis Lewis suggested that we utilize the chapter drafted by Amanda O'Connor before she left RRPC. This chapter should be updated to reflect the approved Local Hazard Mitigation Plan (LHMP) and the mitigation strategies set forth in the LHMP should be referred to in the town plan. We went through this chapter and made some modifications.

Project Schedule – The Chair asked Maggie if she could provide a draft plan to the PC by May 31 which would give C members a week to review the plan. This would allow the PC to adopt a resolution on the draft with the understanding that there would still be a further opportunity to comment on the draft. Maggie indicated that this schedule was achievable.

5. Updates and Reports

- **TA Grant** – We are waiting for a contract from VHB.
- **Killington Forward** – Updated was provided under Six Peaks Killington.

6. **Commissioner's Concerns** – None
7. **Executive Session** - None
8. **Next Meeting** – The next PC Meeting will be on May 17, 2023 @ 7:00 PM.
9. **Adjourn** – Bowers made the motion to adjourn the meeting at 7:01 pm. Salamon seconded. All in favor.

Respectfully submitted,

Lisa Davis Lewis
Planning Consultant