

**TOWN OF KILLINGTON PLANNING COMMISSION**  
**Meeting of June 26, 2019**

**PRESENT:** David Rosenblum, Chair  
Walter Linnemayr, Clerk  
Andy Salamon  
Vince Wynn

**START:** 7:34 p.m.  
**END:** 9:00 p.m.

Preston Bristow, Interim Town Planner  
Lucrecia Wonsor, Recording Secretary

**ABSENT:** Jennifer Conley; Chris Karr; Vito Rasenas

**GUESTS:** Ed Bove, RRPC Director; Jim Haff; Ken Wonsor

David Rosenblum, Chair opened the meeting at 7:34 p.m.

1. APPROVAL OF AGENDA

Linnemayr moved the Agenda be accepted as may be amended. Wynn seconded. All in Favor

2. APPROVAL OF THE MINUTES

Salamon moved that the Minutes of May 29, 2019 be approved as may be amended. Wynn seconded. There being no amendments, vote on minutes as written. All in Favor.

3. CITIZEN'S INPUT – None.

4. NEW BUSINESS

a. **Municipal Planning Grant** – Bristow introduced Ed Bove, RRPC Executive Director, who was present to discuss the available Municipal Planning Grants. Bristow envisioned a comprehensive review of the Bylaws with the help of the RRPC and use of a Municipal Planning Grant. Mr. Bove indicated the grants range from \$2,500 to \$22,000 with a 10% cash local match—it cannot be in kind. There was discussion as to the scope of review and updating of the Bylaws. Rosenblum suggested having the official Town Map updated with overlays of roads, zoning districts, etc. Wynn added that the Commission has talked about updating the Bylaws to address solar power installations and update the sign regulations to include modern LED technology. Bristow also noted that the current Bylaws are overly restrictive regarding food trucks and suggested that could be looked at. After much discussion there was consensus that some key areas of the Zoning Bylaws should be addressed and that an application for a Municipal Planning Grant to help with this update would be appropriate. Rosenblum asked Bristow to compile a list of items recommended to be updated.

b. **Interim Zoning Amendment** – Town Attorney, Kevin Brown provided a draft of some Zoning Bylaw Amendments for the Commission to review. He amended the definitions of “Dwelling Unit Capacity” and “Hotel/Lodge” and a definition of “Short-term Rental”. He added

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“Section 407 – Short-Term Rental of Dwelling Unit” and updated “Section 417 – Accessory Dwelling Unit”. Upon reviewing the definition of “Hotel/Lodge”, the Commission determined more work/clarification was needed and/or possibly have the sentence “The renting of an entire Dwelling Unit does not constitute a lodging operation...” deleted or moved to another section. Bristow indicated he will pass that on to Attorney Brown.

Regarding short-term rentals, Bristow had expected this to be regulated through an ordinance rather than the Zoning Bylaws, however, Attorney Brown feels there is better statutory durability doing it through Zoning. The Commission entered into a lengthy discussion regarding short term rentals and how best to address this. Bristow noted there are two goals the Town is looking to achieve – safety and preventing the systematic advertising and rental of homes to more occupants than the septic system is built and approved to handle. According to a recent study, Killington is 3<sup>rd</sup> behind Stowe in the number of short-term rentals and the number is increasing by 40% per year. There was good discussion but no clear consensus on this topic.

Discussion moved to the proposed wording of “Section 417 – Accessory Dwelling Unit”. Consensus was to specify a maximum square footage for the accessory dwelling or not to exceed 30% of the gross floor area of the one family dwelling, whichever is greater.

c. **Water System Feasibility** – Bristow located the Water Study report done in October, 2012 and met with Steve Selbo of SP Land. At the time the study was done, the Town concluded that there was no need for a municipal water system, it was too expensive and would only benefit a small segment of Town and the Resort. At the meeting with Mr. Selbo, he indicated that he would like to set up another Fire District. SP Land and a number of other establishments would be interested in being in that Fire District and they would be the ones taking on the debt of the new water system. After some further discussion consensus was to move this topic to the Select Board.

### 5. OTHER BUSINESS

Chris Karr is looking to add a 20x22 foot deck unto Charity’s. Since this does involve a minor amendment to the Site Plan permit, Bristow asked for approval from the Commission to handle this administratively. This addition does not impact parking, circulation or other Site Plan criteria and is replacing a smaller existing deck.

Linnemayr moved to grant Administrative Approval for Bristow to issue the permit. Salamon seconded. All in Favor.

### 6. CORRESPONDENCE

a. An “Entry Appearance” from ANR asking the Act 250 District Commission to not issue a permit for “existing snowmaking pipeline upgrades and replacement at Pico” until KPSRP provides further information (which KPSRP to).

b. An Outside Consumption Permit for Bullrush Corp dba The Foundry at Summit Pond for July 5<sup>th</sup> from 6-11 pm for ticketed viewing of the fireworks display; issued subject to any restrictions or conditions imposed by the Killington Planning Commission.

c. A permanent Outside Consumption Permit for Onion Soup Corp dba Charity’s 1887 Saloon from 11 am to 11 pm for the lawn area on the north side of the building; issued subject to any restrictions or conditions imposed by the Killington Planning Commission.

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d. Water/Wastewater Permit for a replacement system at 95 Priscilla Lane (Copson & Kissane).

e. Water/Wastewater Permit for connection to municipal sewer system at 35 BGR Road (Christopher Karr).

## 7. PLANNER'S REPORT

a. Bristow issued several permits since the last meeting including one for a new residence on Old Coach Road.

b. Looking back at the number of annual Zoning Permits, Bristow noted that since 2012 there have been about 50 permits issued per year—some years less and some years more—this year appears to be tracking the same so far.

c. Bristow had a conference call with Host Compliance LLC. They are a San Francisco based company that helps cities/towns manage short-term rental permitting.

d. Bristow received a call from Grassroots Vermont about opening a medical marijuana dispensary in Killington (next to Fire on the Mountain). After conferring with the Town Manager, the Select Board is pursuing an ordinance to prohibit the establishment and operation of dispensaries within the Town of Killington. Select Board Member, Jim Haff, added that in his opinion, a medical marijuana dispensary is the same as a methadone clinic. He does not see that type of business as a good fit in our Resort Town.

## 8. COMMISSIONER'S CONCERNS

a. Linnemayr noted that the number of vehicles being stored at Killington Auto is increasing. Bristow advised that he would look into it.

Linnemayr moved to adjourn the meeting at 8:20 p.m. Salamon seconded. All in Favor.

The next Planning Commission meeting is scheduled for July 24, 2019 at 7:30 p.m.

Respectfully submitted,

Lucrecia Wonsor  
Recording Secretary

**NOTE:** These minutes have not been approved by the Planning Commission and are, therefore, subject to change.