

**TOWN OF KILLINGTON PLANNING COMMISSION  
WITH ZONING BOARD OF ADJUSTMENT  
Meeting of May 27, 2020**

**PRESENT:** David Rosenblum, Chair  
Jennifer Conley, Vice Chair\*  
Chris Karr\*  
Vito Rasenas  
Andy Salamon  
Vince Wynn\*

**START:** 7:32 p.m.  
**END:** 8:45 p.m.

Daniel Milcarek\*  
Ron Riquier\*  
Ken Wonsor  
\*via Zoom TeleConferencing

Preston Bristow, Interim Town Planner  
Lucrecia Wonsor, Recording Secretary

**ABSENT:** Walter Linnemayr

**GUESTS:** Jim Haff (Selectman); Chet Hagenbarth (Town Manager); Steve Selbo

David Rosenblum, Chair opened the meeting at 7:32 p.m.

1. APPROVAL OF AGENDA

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

2. APPROVAL OF THE MINUTES

Wynn moved that the Minutes of March 11, 2020 be approved as may be amended. Conley seconded. There being no amendments, vote on Minutes as written. All in Favor.

3. CITIZEN'S INPUT – None.

4. PROPOSED CHANGE FROM ZBA TO DRB: CHET HAGENBARTH

Town Manager, Chet Hagenbarth, explained that since there are currently two vacancies on the Zoning Board of Adjustment (ZBA) the Selectboard feels this is a good time to consider moving to a Planning Commission (PC)/Development Review Board (DRB) model rather than continue with the current PC/ZBA model. In addition to hearing waivers, variances and conditional use permits, the DRB would be responsible for Site Plan Review, Planned Unit Development and Subdivisions (if subdivision regulations are adopted). This would free up the Planning Commission to do more forward planning for the Town. The Selectboard would like to see the Planning Commission continue with the Killington Road Master Planning process. This is particularly important since the Killington Road is scheduled to be rebuilt in 5 years and it

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would good to have a solid plan in place for how we want that Road to look and serve this Town for the next 30 years. Other charges to the PC include considering subdivision regulations and establishing Killington as a 10-acre town under Act 250; recommend amendments to the Town Plan that will enable the establishment of a State-designated Village Center and/or Town Center and/or a Tax Incremental Financing (TIF) District; consider establishing a water district and combining sewer districts; and explore other planning and permitting innovations. The goal of this restructuring is to promote growth and redevelopment. Should the Selectboard decide to move forward with the PC/DRB model, each Board will be made up of 5 members. There are currently 7 Planning Commissioners and 3 members on the ZBA. Members of both Boards would be invited to apply to the Board of choice.

The floor was opened for questions from the PC and ZBA members. The detailed discussion concluded with Chet asking PC and ZBA members to give thought to which Board they would like to serve on. If the Selectboard decides to move forward with the PC/DRB model at its next meeting, the goal would be to make appointments to the Boards at its June 16<sup>th</sup> meeting.

5. OTHER BUSINESS – None.

6. CORRESPONDENCE

a. Outside Consumption Permits for Taco X, LLC dba Taco X, Macdaddy Corp dba The Lookout Tavern, KNH Corporation dba Sushi Yoshi, Bullrush Corporation dba The Foundry at Summit Pond, The Garlic-G, Inc dba The Garlic and Fire Truck Brewery, LLC dba Casey's Caboose.

b. Requests for Tent Permits for outside dining due to COVID-19 occupancy restrictions on restaurants. Jim Haff asked to put waiving the tent permit fee during the COVID-19 pandemic period on the Selectboard agenda for June 2<sup>nd</sup>.

c. Water/Wastewater Permits received since February 26<sup>th</sup>: i) small-scale spirits distillery at Mountain Inn; ii) seven-bedroom, one-family dwelling at 186 Big Rock Road; and iii) replace 3-bedroom septic at 3267 River Road.

d. Public Records request received by Town Manager for all records regarding amendments to the Zoning Bylaws related to short-term rental properties.

7. PLANNER'S REPORT

a. A total of 20 permits have been issued to date compared to 17 permits for the same period last year.

b. The proposed Zoning Bylaw Amendments were split into two parts:  
- The amendment allowing an Accessory Dwelling Unit in a detached structure was adopted by the Selectboard on March 2, 2020. There was no appeal filed so the official Zoning Bylaws now in effect are as amended through March 2, 2020.

- A petition has been received to hold a special Town Meeting to vote on the Short-Term Rental Registration amendment to the Zoning Bylaws adopted by the Selectboard on May 5, 2020. As a result, this amendment will not take effect until results of such a vote are known. The Selectboard will discuss scheduling this special vote at their June 2<sup>nd</sup> meeting.

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c. A pre-application meeting via videoconference has been scheduled with the Vermont Department of Housing and Community Development and the Rutland Regional Planning Commission for the morning of June 10<sup>th</sup> to discuss designation of a New Town Center and related TIF (Tax Increment Financing) District for Killington.

d. Consultant VHB plans to hold their second public informational update via a joint Planning Commission/Selectboard meeting on Wednesday, June 10<sup>th</sup> at 7:00 p.m. with public participation to be provided via videoconference (Zoom).

e. After 16 months acting as part-time/interim Town Planner, Preston Bristow has been appointed as full-time, regular Town Planner and Zoning Administrator beginning June 1, 2020.

**8. COMMISSIONER'S CONCERNS**

a. Salamon noted that once again the number of vehicles at Killington Auto has grown. The Commission directed Bristow to talk to the owner regarding the conditions of their permit.

Conley moved to adjourn the meeting at 8:45 p.m. Rasenas seconded. All in Favor.

The next Planning Commission meeting is scheduled for June 10, 2020.

Respectfully submitted,

*Lucrecia Wonsor*

Lucrecia Wonsor  
Recording Secretary

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