



From: [Celia Clancy](#)
To: [Act250 - Board](#)
Cc: [John Sheehan](#)
Subject: Support for Tier 1 designation
Date: Monday, October 13, 2025 2:00:21 PM

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To the Members of the Land Use Review Board (LURB):

I write to ask you to approve Tier 1A status for the Killington Six Peaks Village project. This approval will expedite and enable the proposed multi-billion-dollar Killington development. It is a project with decades-long state support. It will create thousands of jobs, plus much needed housing development and economic renewal in Rutland County.

This project has been a state priority for decades going back to 1997 with the Parker's Gore land swap, that conserved bear habitat in exchange for lands including the site of the new Killington Village. In 1997, the state designated this area as a "Growth Zone" and the resort commenced designing the new Killington Village Master Plan. In addition, the Town of Killington has an approved Tax Increment Finance district to facilitate financing of road and water quality improvements enabling development of the Killington Six Peaks Village. Those improvements are underway.

And the Town of Killington has clearly demonstrated over the years its superior ability to handle complex development projects. The town has expanded its Select Board from three to five people. If any town in Vermont has the skills and oversight capability on a project like this, it is Killington.

I cannot think of a development project that is more suitable for Tier 1A status than this one. Such status is essential to the goals envisioned by Killington, the state, and its citizens.

The project poses a whole new approach to development that will create thousands of long-term, well-paid, full-time jobs, the construction of workforce housing, and the creation of a new village center at the mountain to be enjoyed by Vermonters and people from all over the world. EPR, a Williston based consulting firm, estimates the creation of 1,275 construction jobs, and full-time hospitality jobs, numbering more than 3,500.

A project of this scope requires a local planning department that is focused on moving the project forward within the bounds of the appropriate planning and conservation criteria. This project competes in a global marketplace, especially with western mountain ski resorts.

The project developer - Great Gulf - welcomes the intent of Act 250 and its criteria and looks forward to meeting the Vermont standards. They understand Vermont's values and have spent months already working with the town and the legislature.

Given the Town of Killington's robust planning office and professionalism, the regional planning commission's expertise, and the Agency of Natural Resources' key role, the Killington Six Peaks Village development should be declared a Tier 1A project under your jurisdiction.

My hope is that a Tier 1A designation from the LURB will move this project along in a timely way to enable Great Gulf to create the jobs and economic activity that the Rutland Region needs.

Thank you.

Sincerely,

Celia Clancy and John Sheehan
Homeowners and now full-time residents of Killington
87 Anthony Way
Killington VT 05751