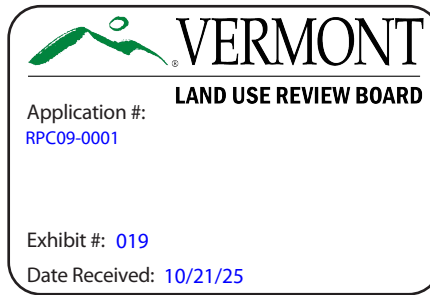


**GG Killington LP**  
76 Saint Paul Street,  
Burlington, VT, 05401



20 October 2025

VIA email: [Act250.Board@vermont.gov](mailto:Act250.Board@vermont.gov)

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

Thank you for the opportunity on October 16 to present the Killington Six Peaks project during your tour of the Rutland Region. Please find attached a copy of my presentation.

As I later discussed at the hearing, GG Killington hopes that the Rutland Regional Planning Commission and the Land Use Review Board approves Tier 1A status for the Killington Six Peaks Village project. Such approval will expedite and enable the proposed multi-billion-dollar Killington development. It is a project with decades-long state support and will create thousands of jobs, plus much needed housing development, and economic renewal in Rutland County.

We understand from your presentation that the Draft Regional Land Use map requires approval in April 2026, before the Town of Killington may apply for Tier 1A status, and that currently you are reviewing Tier 1B status. Given the importance of Tier 1A status for the Killington Six Peaks Village project, we would like to formally inform you of our objective. As you heard from the Town of Killington Select Board Member and Zoning Administrator, Jim Haff, the Town also intends to apply for Tier 1A status.

Tier 1A status will both expedite the first phase of the Killington village project and enable future flexibility in response to the ever-evolving market demand. The village is the cornerstone of a multi-billion-dollar development at Killington. We will need to remain nimble in the coming years to successfully create the village. This project competes in a global marketplace, especially with western mountain ski resorts. Those western projects enjoy quick approvals processes and have several major developments currently underway. Having the additional layer of Act 250 administration would slow the village project and severely hamper our ability to compete.

GG Killington owns 1,095 acres of land at Killington, 100 acres of which will become the resort community's village core, and an additional 203 acres form the approved Killington Planned Unit Development. Great Gulf is also a member of the Killington Investment Group that owns Killington Pico Ski Resort.

The project at Killington will create thousands of long-term, well-paid, full-time jobs, the construction of workforce housing, and a new village center to be enjoyed by Vermonters and people from all over the world. EPR (Economic and Policy Resources), a Williston

based consulting firm, forecasted the creation of over 3,800 construction jobs, and over 1,490 full-time hospitality jobs in ten years for Vermont.

Blue Mountain in Ontario, Canada and the adjacent community of Collingwood offers an excellent case study for the Killington Six Peaks Village development. Blue Mountain does about the same skier visits as Killington, it is a similar distance to Toronto as Killington is to Boston, but the big difference is in the spring, summer and fall when the Blue Mountain is busier than in the winter. The reason is the village, which is the same size as what we propose for Killington. People travel from the city to be part of the village activities. The regional economic impact is remarkable. The adjacent town of Collingwood has many similarities to Rutland, after the ship building industry closed in the 1980s, Collingwood went into serious economic decline; and after the village at Blue Mountain was built in the 2000s, Collingwood enjoyed a renaissance. We are forecasting a similar renaissance for the Rutland region.

Six Peaks Killington has decades-long state support. This project has been a state priority going back to 1997 with the Parker's Gore land swap, that conserved bear habitat in exchange for the PUD lands including the site of the new Killington Village. In 1997, the state designated this area as a "Growth Zone" and the resort commenced working on the new Killington Village Master Plan.

Studying, designing, and approving the village and master plan took the next 20 years. Then, in 2023, the Town of Killington and the Vermont Economic Planning Council approved \$47 million of Tax Increment Financing to facilitate road and water quality improvements enabling development of the village. With this precondition satisfied, Great Gulf closed on the acquisition of the 1095 acres of Killington land. Those road and water improvements are underway. Tax Increment Financing, or TIF, relies on the growth of the district for the property tax revenues that repay the bonds. Effectively, with the TIF, the state approved the Killington Village growth. The Town then followed this success with a \$25 million federal RAISE Grant extending the improvements on Killington Road from the village area to the Route 4 intersection.

And the Town of Killington has clearly demonstrated over the years its ability to handle complex development projects. The Town has an experienced planning department. To facilitate good governance, the town expanded its Select Board from three to five members. I have worked in many jurisdictions throughout North America, and I believe that Killington has the skills and oversight for a project like this.

We understand the intent of Act 250 and we look forward to meeting these Vermont standards. We also look forward to working closely with the Town and the many state agencies. For example, we voluntarily enrolled the project in ANR's brownfields remediation or BRELLA program.

The project has the water and sanitary services necessary for Tier 1A status. The Town is updating their subdivision and flood plain regulations to also meet the requirements.

The Killington Mountain area has a rich history. The founding of the Town commenced in 1760, and Oscar Wilde himself stayed at Killington House Hotel in 1882. This may not be the history of red brick buildings from Vermont's industrial past, but it is a rich history of tourism, farming, and outdoor pursuits.

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, I believe the Killington Six Peaks Village development can be declared a Tier 1A project under your jurisdiction next spring.

We look forward to working with you on this and other issues.

Thank you,



Michael Sneyd  
President  
GG Killington LP

Attachment: Killington LURB Oct 2025 SM.pdf

Copies:

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