



From: [Lisa Davis](#)
To: [Act250 - Board](#)
Cc: plan2026@rutlandrpc.org; [Devon Neary](#); [Patrick Cushing](#); [Will Austin](#)
Subject: Future Land Use Map for Killington
Date: Wednesday, October 22, 2025 11:33:22 AM
Attachments: [LURB Comment letter.pdf](#)

You don't often get email from lisa.davis@killingtontown.com. [Learn why this is important](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Members of the Land Use Review Committee,

Attached please find written comments from the Town of Killington on the RRPC proposed Future Land Use Map.

Please do not hesitate to contact me if you have any questions. Thank you for your time and consideration.

Lisa Davis Lewis, AICP
Killington Town Planner

Planning & Zoning
Tel: 802-422-3241, x3
Fax: 802-855-5241



2706 River Road
P.O. Box 429
Killington, VT 05751
killingtontown.com

To: Land Use Review Board
From: Lisa Davis Lewis, Town Planner
Cc: Town of Killington
Date: October 22, 2024
Subject: Future Land Use Map and Tier 1B Designation

Dear Members of the Land Use Review Board.

Thank you for taking the time to visit Killington last week and review the areas in Town which are shown as Village Centers on the Future Land Use Map (FLUM).

The Killington Selectboard and Planning Commission have both endorsed the 2026 Rutland Regional Plan's Future Land Use Map as submitted. The map reflects intentional, locally driven planning that integrates our zoning bylaws, town plan goals, and infrastructure to guide appropriate growth in our Town and specifically in the Village Centers as identified on the FLUM. The Future Land Use Map was developed through **close collaboration between the Town of Killington and the RRPC**, reflecting intentional local planning for growth. Both the Selectboard and the Planning Commission held multiple meetings and discussions with the RRPC to review and provide input on the FLUM, and both Boards voted to support the FLUM.

The Village Centers identified in the FLUM are based on the Town's zoning bylaws, adopted Town plans, and existing and planned infrastructure. The Town of Killington is in the process of constructing a municipal water system and reconstructing Killington Road as a Complete Street. These infrastructure improvements valued at more than \$60 million represent the areas in the Town targeted for growth and thus the appropriate designation as Village Centers. To support this effort, the Town received approved from VEPC for a Tax Increment Finance District specifically to support growth and economic development within the Village Centers identified on the FLUM. The Town has leveraged significant state and federal resources to finance these infrastructure improvements including \$26 million in low interest loans and another \$7 million in grants and forgivable loans from the Vermont State Drinking Water fund. The Town secured a \$25 million USDOT Raise Grant to reconstruct a portion of Killington Road, an \$18.3 million low interest loan from USDA and a \$3 million Catalyst Grant from Northern Borders Regional Commission to finance the balance of the Killington Road Reconstruction Project.

These projects will support the Killington Forward initiative which includes the Six Peaks Killington Village being constructed by Great Gulf, over 250 units of affordable and workforce

housing and will also spur significant development along Killington Road. To support this effort, the Town recently updated its zoning bylaws to conform with the HOME act, to promote multi-family housing and mixed-use development, to allow for increased density and a reduction in parking requirements. An updated town plan was adopted in 2023 to support this effort.

The Town of Killington in collaboration with RRPC has worked to meet the statutory intent of Act 181. The town has a planning department consisting of a professional planner with over 30 years of work experience, an assistant planner, and a zoning administrator. The Town is in the final stages of adopting subdivision regulations and is in the process of adopting floodplain and river corridor regulations.

We urge LURB to recognize these areas as qualifying for Tier 1B consideration and associated Act 250 exemptions.

Thank you for your consideration.

Sincerely,



Lisa Davis Lewis, AICP
Killington Town Planner

Cc: Patrick Cushing, Chair, Killington Selectboard
Devon Neary, RRPC