



From: [Andrew McNealus](#)
To: [Act250 - General](#)
Cc: [Hurley, Janet](#)
Subject: Letter of Support for Tier 1B - Killington
Date: Tuesday, October 28, 2025 3:05:11 PM
Attachments: [image001.png](#)
[image002.png](#)
[LURB_Delta Properties.pdf](#)

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Hello Land Use Review Board Members,

Attached is a letter of support for the town of Killington being designated as Tier 1B. We also plan on supporting their application for Tier 1A when the time comes. Please feel free to reach out if you'd like to discuss our views more thoroughly.

Thank you for your work on making VT a great state, and for your consideration on Killington's Tier 1B designation.

Best,
Andrew McNealus



Andrew McNealus
Asset Manager
Delta Properties
802.236.5873
688 Pine St Suite 2D
Burlington, VT 05401

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Land Use Review Board
10 Baldwin Street
Montpelier, VT 05633



Re: Support for Tier 1B Designation of the Town of Killington under Act 181

Dear Members of the Board,

Delta Properties is a group of Vermonters who invest in and develop real estate across the state, with a focus on thoughtful, long-term projects that strengthen local economies. Our team owns and manages multiple properties in Vermont and participated in the recent purchase and revitalization of Killington Resort. Through this work, we've seen firsthand how investment in Killington generates broad benefits for the region, supporting jobs, housing, and year-round economic activity in Rutland and surrounding communities.

We strongly support the Tier 1B designation of the Town of Killington under Act 181. This designation will help focus new growth in an area that already has the planning framework, infrastructure investment, and regional coordination needed to manage it responsibly. Killington has worked closely with the Rutland Regional Planning Commission to direct growth toward the Killington Road and resort, an area that can accommodate compact development while preserving Vermont's rural landscape and environmental integrity. *Please see our more detailed explanation justifying our support below.*

Approving Killington's Tier 1B designation will strengthen the entire Rutland regional economy by encouraging investment, expanding housing opportunities, and supporting sustainable, year-round community growth.

We also support Killington's future pursuit of Tier 1A designation, recognizing its potential to serve as a vibrant regional center within Vermont's evolving land use framework.

Thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Cone".

Rob Cone, CEO

A handwritten signature in black ink, appearing to read "Andrew McNealus".

Andrew McNealus, Director of Asset Management

Delta Properties, LLC

*A Vermont-Based Real Estate Investment Company
and Shareholder of Killington Independence Group*

With additional support from Jack Trottier and Matt Strobeck- *Birchview Capital and Killington Independence Group Shareholders*

Additional Supporting Details

We strongly believe the Town of Killington meets all statutory requirements for recognition as a Tier 1B growth center under Vermont Act 181. The following sections address each criterion outlined in 10 V.S.A. § 6033(c) and provide supporting documentation. We also intend to support the Town's future application for Tier 1A designation next year.¹ The municipality has requested that an area be mapped as Tier 1B.

1. The municipality has requested that an area be mapped as Tier 1B.

Killington has taken multiple proactive steps toward designation of a growth area, including establishment of a Tax Increment Financing (TIF) District and formal coordination with the Rutland Regional Planning Commission (RRPC) to support infrastructure investment in the Killington Road. The Town has expressed intent to align with Act 181's growth-tier structure to facilitate compact development and economic revitalization.¹

2. The municipality has a duly adopted and approved municipal plan.

The Killington Town Plan, adopted on August 28, 2023, has been confirmed by the Rutland Regional Planning Commission, meeting all statutory planning requirements under 24 V.S.A. § 4350.² The Plan sets forth a detailed vision for concentrated growth along Killington Road and within the resort and village areas, in accordance with state planning goals.

3. The municipality has adopted permanent zoning and subdivision regulations.

The Killington Zoning Bylaws, last amended and readopted on April 22, 2024, establish district-based land use standards and review procedures consistent with 24 V.S.A. §§ 4414 and 4418.³ These bylaws implement the Town Plan through clear density, use, and design regulations. The Town also references subdivision review procedures and is in the process of formalizing an updated subdivision ordinance in coordination with RRPC.

4. The proposed Tier 1B area excludes flood hazard and fluvial erosion areas.

Killington's designated growth corridor—focused along Killington Road and the resort base area—is already a developed area outside major flood and fluvial hazard zones. The 2023 Town Plan and 2024 Zoning Map specifically direct higher-density and commercial growth into this built corridor while maintaining protective standards for mountain slopes, river corridors, and wetlands.⁴ The Town's zoning includes a Flood Hazard Overlay District consistent with 10 V.S.A. § 755(b).

5. The municipality has or is developing public water and wastewater infrastructure.

Killington has made major progress toward modern public utilities:

- The \$47 million municipal water system project broke ground in October 2023, establishing new wells, pump stations, and distribution lines to serve the Killington Road corridor.⁵
- The Town secured a zero-interest, 40-year loan from the U.S. Department of Agriculture for this system, with plans to connect residential and commercial properties in the growth area.⁶
- Killington also maintains a 600,000-gallon/day wastewater allocation through its long-term contract with the Rutland-Killington wastewater pipeline, providing sufficient capacity for compact development.⁷

Together, these projects meet the Tier 1B requirement for adequate water and wastewater infrastructure to support sustainable growth.

6. The municipality has sufficient administrative capacity for development review. Killington employs a Town Planner / Zoning Administrator, supported by an Assistant Zoning Administrator and a Planning Commission, all of which oversee site plan review, conditional use permitting, and zoning enforcement.⁸ These resources ensure the Town has the administrative and professional capacity to manage growth within the Tier 1B area effectively.

We believe the Town of Killington meets all statutory criteria for Tier 1B designation. With an approved municipal plan, adopted zoning, modern infrastructure investment, and capable administration, Killington exemplifies the type of well-planned, infrastructure-ready community envisioned by Act 181.

We respectfully request the Land Use and Development Board's approval of the Town's Tier 1B mapping.

Footnotes

1. "Killington gains master TIF district designation." *The Mountain Times*, July 6, 2022. <https://mountaintimes.info/2022/07/06/killington-gets-master-tif-district-designation/>
2. *Town of Killington Municipal Plan (Adopted August 28, 2023)*. <https://www.rutlandrpc.org/wp-content/uploads/2023/07/Killington-Municipal-Plan-ADOPTED-08.28.2023-.pdf>
3. *Town of Killington Zoning Bylaws (Amended April 22, 2024)*. https://www.killingtontown.com/vertical/sites/%7BE4345A2E-9636-47A3-9B74-2E6220745729%7D/uploads/Killington_Zoning_Bylaws_Amended_04.22.24.pdf
4. *Killington Town Plan (2023), Land Use and Natural Resources sections*. <https://www.rutlandrpc.org/wp-content/uploads/2023/07/Killington-Municipal-Plan-ADOPTED-08.28.2023-.pdf>
5. "Killington breaks ground on \$47M water project." *WCAX*, Oct 4 2023. <https://www.wcax.com/2023/10/04/killington-breaks-ground-47m-water-pump-project/>
6. "Killington voters to consider bond to bring municipal water through town." *The Mountain Times*, Feb 12 2025. <https://mountaintimes.info/2025/02/12/killington-voters-will-be-asked-to-pass-bond-bringing-municipal-water-through-town/>
7. *Killington Town Plan (2015, Utilities Section)*. https://outside.vermont.gov/agency/ACCD/bylaws/Bylaws%20and%20Plans%20Approved/Killington_Adopted_MunicipalPlan_September_2015.pdf
8. *Town of Killington Planning & Zoning Department*. <https://www.killingtontown.com/planningandzoning>