

VIA EMAIL: ACT250.Board@vermont.gov

23 January 2026

Janet Hurley, Chair
Land Use Review Board
10 Baldwin Street
Montpelier, VT 05633-3201

Dear Madame Chair,

Re: LURB Advisory Recommendations – Killington Six Peaks Development

I write with concern about the future of the Killington Six Peaks development and the approach of the LURB toward what is one of the largest, most consequential, economic development projects in Vermont history. Your advisory recommendations to the Rutland Regional Planning Commission in November declared the project ineligible for Tier 1A status because it does not conform to the requirements of a village center. To us, this is an unnecessarily strict reading of the statute and leaves only 19th and 20th century historic centers as eligible for Tier 1A.

We believe the intention of Act 181 is to encourage infill development and housing while protecting valuable countryside by removing unnecessary bureaucratic impediments. The Six Peaks project aligns expressly with the new law. We are creating a walkable, pedestrian friendly village center with civic amenities to be enjoyed by Vermonters and non-Vermonters alike. Just because the base area at Killington is not “historic” should not mean it cannot qualify for Tier 1A. Surely, the authors of the bill did not intend to restrict and delay growth outside of historic town centers.

The project is the basis of the Killington Forward Initiative that was approved by the Vermont Economic Progress Council (VEPC) for up to \$47 million in Tax Increment Financing (TIF). Repayment of the TIF is intended to be through the additional property taxes generated by the new units that will be developed. In addition, the Town received a \$25 million federal RAISE grant to continue the Killington Road Improvements from the Six Peaks Village area to the existing improvements at Route 4.

Our experience with a similar village in Blue Mountain Ontario was that it provided the catalyst for economic renewal in the adjacent rust-belt town of Collingwood. We are confident that Six Peaks Killington will have a similar effect on the Rutland Region. However, this renewal is not possible if the Six Peaks project is delayed or cannot respond quickly to evolving market conditions.

The LURB indicated that the proposed village center does not conform as an historic center. However, we are building upon the vision of Perry Merrill in 1954, and of Preston Smith, when he opened the resort in 1958.

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The Six Peaks development may not be pedestrian friendly today. But, if untethered from the artificial confines of the way we used to think about compact villages, this project can be a whole new way of thinking about development and community connection.

We embrace and wholeheartedly endorse the criteria of Act 250. Our main issue is speed and clarity. We compete in a global economy and so does Vermont. We cannot afford, nor can the state, to delay economic development projects while western ski resorts have no such restrictions.

Killington has a robust planning office with deep expertise. We have worked tirelessly with them on the project. Yet as we prepare our permit applications, we are faced with the threat of missing critical marketing seasons due to backlogs in the existing Act 250 administration.

Surely, the intention of Act 181 is to promote appropriate development within the state. To restrict such development only to 19th and 20th century historic village centers will not generate the kind of development or economic growth that the act envisions.

We also believe that TIF districts should provide automatic entry into the definition of Planned Growth Areas and therefore eligible for Tier 1A status. In short, why should a VEPC approved growth area not be fast-tracked by the LURB, especially given the millions in local, state, and federal dollars invested and committed to infrastructure improvements.

I hope you will work with the legislature to make technical corrections to Act 181 that will remove barriers to the kind of development the act envisions. We stand ready to work with you to make it happen.

Thank you very much for your service and consideration.

Sincerely,



Michael Sneyd
President
GG Killington LP

Copy: Kevin Ellis