



# Village of Manchester, Vermont

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## DRAFT MINUTES

### Regular Meeting

Village of Manchester Board of Trustees

Monday, October 2, 2017

4:30 p.m., at the Village Offices, 45 Union Street

**In Attendance:** President, Brian Knight; Trustees: Bill Mariano, Tom Deck and Andrea Ross (by phone); Clerk, Treasurer and Tax Collector, Julia Arvin; Secretary, Assistant Clerk & Treasurer, Missy Bell-Johnson

**Absent:** Trustee, Jim Lewis

**Public/Guests:** Marian Haines, Richard Moore, Donald Brodie, Anthony MacLaurin, Jay Venable, Orland Campbell, Brian Barefoot, Seth Bongartz

President Knight called the meeting to order at 4:27 pm and welcomed the guests.

Trustee Deck motioned to approve the minutes as presented of the last Regular Meeting of the Board of Trustees held August 7, 2017. Trustee Mariano seconded the motion and all voted in favor.

There was brief discussion about the Village Center Designation Program authorized application requested by the Planning Commission. The board needed additional information and tabled the discussion until the November, 2017 regular meeting.

### President's Update:

President Knight mentioned that it had been a busy month. He met with Marian Haines regarding issues she was concerned with and that all concerns were resolved. He also met with Equinox Preservation representatives, and officials from Burr & Burton Academy (BBA) and the Town of Manchester to discuss the parking issue for Equinox Pond. BBA has agreed to allow hikers to use the Upper Parking Lot on the weekends and is working with the Town of Manchester on proper signing. Donald Brodie questioned when the signs would be in place. President Knight thought they would be available this week.

In other Village business, the Planning Commission had their first meeting of the fiscal year. Nina Mooney was voted in as chairperson and a letter was sent congratulating her on her new post.

President Knight Attended the Bennington County Regional Commission in Anthony MacLaurin's absence. Grants were discussed but will not have an impact on the Village of Manchester as we have already set our budget for the year. The Bromley Mountain expansion was also a topic at that meeting.

Mr. Knight is communicating with the Planning Commission and the Design Review Board in regard to rewriting the bylaws and ordinances. This project is the new top priority for the Village. Eric Scott will be coordinating the effort and asking others to join in on the process as the committees move forward.

**Reports:**

- Roads and Trees (J. Lewis): No report.
- Treasurer/Tax Collector (J. Arvin): The monthly financial report was distributed prior to the meeting. Ms. Arvin reiterated that many of the Village expenses will be paid in the next few months. Projects and items budgeted appear to be on budget or slightly over. The remainder of the fiscal year will be tight. Regarding property tax payments: delinquencies were half what we have had in the past. Only 30 properties were unpaid two weeks after the due date. Late notices were mailed for both this year and past years. She is working on refunding duplicate payments for about 15 properties. Payments for prior tax years have been received lately as well.
- Administrative Officer (E. Scott) – Written Zoning Report; written report submitted and on file.

In other business, Marian Haines spoke about the need for elder housing in the community and mentioned that the Inn at Willow Pond is in the process of a change of use with the Town of Manchester for more affordable housing. The hearing date will be set soon. She asked that all interested attend the hearing if at all possible. She went on to mention that Channel 17/GNAT lists dates and times of local government meetings and she noted that the Village is not listed. President Knight asked Trustee Ross to work with Marian on providing the information to GNAT and the Manchester Journal.

Jay Venable questioned why the Opera House could not be used for senior housing. President Knight mentioned that the property is owned by the Equinox/CWI and provided a brief recent history of the building. Trustee Deck mentioned that the Vermont Historic Preservation is involved with the Oprah House and stated that while the BOT can support such an idea as citizens, the Board cannot have an official opinion about the use of an owner's property. President Knight mentioned that it would not be appropriate to condemn the building (comparing it to the Mr. Nicklewhite's home that was condemned) as it is a lengthy legal process and because the building does not pose a danger to the general public.

Brian Barefoot was then introduced and he discussed some of the future long term and short term (3-5 years) plans of Burr & Burton Academy (BBA). Two maps were distributed to the BOT. The school is experiencing an increase in students and is outgrowing some of the space they have. They need to repurpose existing buildings and build others in order to accommodate the school's needs. New property has been acquired and the master planning process for the campus is getting underway. The school would like to move its existing maintenance garage onto the land where the Village garage is located. Brian Knight spoke for the BOT by saying the Village would be open to discuss anything with BBA but would not be agreeing to any proposal at this time.

Donald Brodie, asked if there were plans to build a dormitory. Seth Bongartz answered that having a dormitory was not in the interest of the school.

Ms. Arvin questioned whether the school would allow domestic student to board? Mr. Bongartz indicated that this topic is discussed occasionally, but the plan is to keep the international boarders at 10% of the school population with no plans to add domestic students. Ms. Arvin then commented on the international component and how valuable it was to her daughter who graduated from BBA two years ago.

Orland Campbell spoke in favor of boarding more domestic students and mentioned that grandparents in the area would likely find this attractive.

At the close of the BBA presentation, Anthony MacLauren spoke about the vibrancy BBA brings to the community and mentioned the activities at the school were a welcome addition to the Village.

Jay Venable reiterated her concerns about traffic and the speed on Route 7A. President Knight responded by say there are speed regulations in place and the Town of Manchester Police Department should be contacted if she continues to have concerns.

Trustee Deck motioned to move to executive session at 5:25 pm to discuss trustee attendance and quorum. Trustee Mariano seconded the motion and all voted in favor.

Trustee Deck moved to come out of executive session at 5:40 pm and Trustee Mariano seconded the motion. No issue was presented for vote.

There being no further business, Trustee Mariano motioned to end the meeting. Trustee Deck seconded the motion and all voted in favor. The meeting ended at 5:41 pm.

The next regular meeting of the Board of Trustees is scheduled for November 6, 2017 at 4:30 pm.

Respectfully Submitted,  
Missy Bell-Johnson