



January 15th, 2025

Members Present: Richard Heilemann (Chair), Nick Parks, Anthony MacLaurin, Eric Dorsch [via Zoom]

Members Absent:

Others Present: Curan VanDerWielen (Zoning Administrator), Kirk Moore

Call to Order: 11:02 AM by Heilemann.

Changes to Agenda

No changes to the agenda were noted.

Review and Possible Vote on an Amendment to the Manchester Village Zoning Bylaws Concerning the Re-Zoning of a Portion of the Southern Vermont Arts Center Campus from the Forest Zone to the Rural Residential 5 Zone

Heilemann introduced the topic of the public hearing, noting the report issued by the Planning Commission concerning the proposed amendment. VanDerWielen briefly introduced the content of the amendment – to possibly re-zone a portion of the Southern Vermont Arts Center (SVAC) campus from the Forest Zone to the Rural Residential 5 Zone. Heilemann opened the floor to questions from the Commission.

MacLaurin asked about the necessity of re-zoning the dog-legged portion of the parcel as indicated in the proposal. Moore noted that without the additional portion of the parcel, it would create too much of an 'island'. Heilemann commented that he didn't see the purpose of breaking the dog-leg out from the rest of the proposal. MacLaurin raised the possibility of surveying the property in the future. Moore noted that it was possible, although the mapping for the project was based largely on GIS reference data supplied by the state. Parks noted that if the SVAC were to pursue a PUD designation, as had been floated in the previous meeting, that it was likely a professional survey would need to be performed. MacLaurin clarified that he didn't think it was necessary to approve the proposal, but that it would be helpful in future instances.

Parks asked why the Commission's report and the proposed map provided by Moore differed on the acreage of the parcel. VanDerWielen noted that the Commission's report utilized an approximate generated with a GIS tool while Moore's was received after the fact and was more accurate.

Heilemann opened the floor to public comments. No public comments were made.

Motion: To approve the proposed amendment to the Manchester Village Zoning Bylaws and to forward the amendment to the Board of Trustees.

Motion made by Parks. Motion seconded by MacLaurin.



Motion unanimously approved at 11:14.

New Business

No new business was brought before the Commission.

Other Business

No other business was brought before the Commission.

Motion: To adjourn.

Motion made by MacLaurin. Motion seconded by Parks.

Motion unanimously approved at 11:15am.

Respectfully submitted,

Curan VanDerWielen,
Zoning Administrative Officer