



June 18th, 2025

Members Present: Richard Heilemann (Chair), Nick Parks, Eric Dorsch

Members Absent: Anthony MacLaurin

Others Present: Curan VanDerWielen (Zoning Administrator)

Call to Order: 11:03 AM by Heilemann.

Changes to Agenda

No changes were made to the agenda.

Motion: To approve of the regular meeting agenda, as posted.

Motion made by Parks. Motion seconded by Dorsch.

Motion approved unanimously.

Approval of the Meeting Minutes

Motion: To approve of the draft regular meeting minutes, as presented.

Motion made by Parks. Motion made by Dorsch.

Motion approved unanimously.

Review Presentation by Samantha Page of the BCRC on Future Regional Land Use Mapping

Heilemann introduced the topic of discussion and opened the floor to Page to present. Page opened by noting that the presentation and associated discussion would be arranged along two different check-ins, the first (1) to discuss upcoming priorities, general feedback, and wanted training opportunities among the Commissioners as they continued to work with BCRC and two (2) to present an update on the ongoing work of BCRC to create future land use mapping and update the regional plan in accordance with VT Act 181 of 2024.

A discussion on general feedback from the Planning Commission for BCRC ensued. It was noted that the Commission, upon concluding its work on bylaw modernization, would likely next visit three topics: a revision of the Local Hazard Mitigation Plan, a revision of the Village Plan of Development to include discussion on telecommunications towers, and two new ordinances for regulation property maintenance and helicopter landings. The intended timeline for the wrap up of



the bylaw modernization project was also reviewed. It was agreed that work with BCRC had thus far been mostly positive and that future training opportunities for Commissioners were welcome.

Page then presented an updated on the BCRC's efforts to create future land use mapping, displaying current revisions to regional plan maps of Manchester Village and noting how the changes would interact with the amended Act 250 process. A review of the new "tier" system was included, and a short discussion ensued regarding the application process and impact of the tiers on development within Manchester Village. No action was taken. Page noted that she would follow up with the finalized maps when available.

Continued Review of Draft Land Use Regulations, All

VanDerWielen quickly gave a presentation of a set of minor changes made to the current draft, based on feedback in the May meeting. Several legal questions were also addressed by research VanDerWielen had performed in the interim, including resolving the question on whether PUDs and PRDs could be required to be taken to a public vote in all instances. A vote to recommend the draft to be taken to public hearing was resolved to be taken.

Motion: To recommend the draft to go to public hearing at a date to be determined by the Commission.

Motion made by Parks. Motion seconded by Dorsch.

Motion approved unanimously.

New Business

No new business was brought before the Commission.

Other Business

No other business was brought before the Commission.

The commission adjourned *de facto* at 12:34pm.

The next regular meeting of the Planning Commission will be held at 11:00am on July 16th, 2025.

Respectfully submitted,

Curan VanDerWielen,
Zoning Administrative Officer