



Village of Manchester, Vermont

Minutes of a Special Meeting of the Planning Commission Held on the 21st day of September 2020

Members Present: Chair Audrey Kolloff, Vice-Chair Richard Heilemann, Anthony MacLaurin, Lu French, Consie West

Member(s) Absent: Renee Waller, Marian Haines

Others Present: Catherine Byrars, BCRC, Eric Scott, Administrative Officer and PC Clerk

The meeting was held electronically per 1 V.S.A. § 312 (2) (D) on the Zoom platform.

Chair Audrey Kolloff called the meeting to order at 10:05 A.M.

Minutes: None

Business:

Review edits to the draft MPG application, reach final consensus and send to BCRC.

Kolloff explained that the Special Meeting was called because upon review of the complete MPG application, members asked for a meeting to review edits to the MPG application, reach consensus among PC members, and finalize PC position on the application. Kolloff asked that each member provide comments since reviewing the complete MPG application.

Heilemann thought that splintering the application with specifics would weaken the application but was willing to listen to the others and review the edits. French asked about the process in this circumstance. Scott clarified that planning matters typically come before the PC prior review by the BOT. The BOT did not refer this application to the PC, rather Byrars had asked to be on the next PC agenda. MacLaurin thought the study would help facilitate public input into planning for future BBA growth, traffic flow and options. West question whether the good discussion that was taking place was in the proper committee and time given that the Board of Trustees had already approved the application.

Catherine stated that it was important that a planning grant not be heavy on studying traffic or the application may be denied. Catherine explained how the word “reuse” is used amongst planners. Reuse is not how the building is used; rather what impact of a dormant property has when it becomes active again. Kolloff recommended that the PC look at the application with minimal editing, keep the application as intact as possible and move forward. French asked what the deliverables of the grant are. Catherine explained deliverables would be maps showing the connectivity between the buildings mentioned and traffic flow including parking, bicycles, and pedestrians. The biggest outcome would be a facilitated public conversation about these issues.

On a motion by MacLaurin seconded by Heilemann, the Planning Commission voted to approve the MPG application as written and approved by the Board of Trustees. West vote yea, Kolloff, MacLaurin, French, voted nay, Heilemann abstained. The motion was defeated.

On a motion by Kolloff seconded by Heilemann, the Planning Commission voted to give final editing authority to Chair Kolloff in cooperation with Board of Trustees President, Campbell, taking into consideration prior discussions and input from members of the PC, work with Catherine Bryars, BCRC in order to optimize the potential for grant approval. Motion passed unanimously.

There being no further business to come before the Commission, the meeting was adjourned at 10:45 A.M.