



February 3<sup>rd</sup>, 2025

Members Present: Tom Deck (Chair), Anthony MacLaurin, Jim Lewis, Scott Swinarton

Members Absent: Nina Mooney

Others Present: Curan VanDerWielen (Interim Village Manager), Sarah McClintock (Village Treasurer), Donald Brodie (Village Clerk), Tajlei Levis, Max Levis, Garren Wayne, Shaun Morton, Navroze Mehta, Jodi Morrison, Kirk Moore, Rich Heilemann (Planning Commission Chair)

**Call to Order:** 4:30 PM by Deck.

**1. Changes to Agenda:**

No changes were noted.

**Motion: To approve the agenda, as posted.**

Motion made by MacLaurin. Motion seconded by Swinarton.

Motion approved unanimously.

**2. 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**

Deck opened the floor to VanDerWielen to present the Planning Commission's findings on the proposal. VanDerWielen introduced the proposal, noting the interest among Southern Vermont Arts Center (SVAC) in re-zoning their ~37-acre main campus in order to allow for the future limited development of the campus, namely an addition to the Yester House building which they were planning to break ground on in the Spring. VanDerWielen noted the highly restrictive nature of the Forest Zone which the campus currently sat in and how re-zoning the parcel to a contiguous zone, such as Rural Residential 5, was seen as a logical proposal by the Planning Commission in their recent public hearing on the matter. VanDerWielen also noted that the Planning Commission was planning on re-zoning the parcel in as part of their bylaw modernization in a similar manner, later this year.

Swinarton asked about the status of the Act 250 permit which the project might require. Moore clarified that SVAC had already applied for the Act 250 permit and was awaiting permit approval on the municipal level to continue. Burns asked about the nature of the new zone which the campus would be placed in the future land use regulations which the Commission were working on. VanDerWielen stated that the new zone would be called 'Rural' and would encompass the current development along with other kinds of low-density residential and commercial development typical of the area.

**Motion: To Approve the Proposed Amendment to the Manchester Village Zoning Bylaws, as Presented**



Motion made by Swinarton. Motion seconded by MacLaurin.

Motion approved unanimously.

**Adjournment:** 4:37 PM.

The next regular meeting of the Board of Trustees will be held at 4:30 PM on Monday, February 3<sup>rd</sup>, 2025.

Respectfully submitted,

Curan VanDerWielen  
Interim Village Manager

DRAFT