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TOWN OF MANCHESTER
PLANNING, ZONING & ECONOMIC
DEVELOPMENT

www.manchester-vt.gov

Office of Planning & Zoning

Peter Brabazon
Zoning Administrator
E9-1-1 Coordinator
p.brabazon@manchester-vt.gov

Elias Schroeder
Assistant Zoning Administrator
e.schroeder@manchester-vt.gov

NOTICE OF PUBLIC HEARING
Manchester Planning Commission
Thursday, March 13, 2025, 5:30 PM

The Manchester Planning Commission will hold a public hearing on Thursday, March 13, 2025, beginning at 5:30 PM in the Kilburn Room at the Manchester Town Offices at 40 Jeff Williams Way, Manchester Center, Vermont. The purpose of the hearing is to allow public input on proposed adoption of the new Town Plan for Manchester.

Statement of Purpose: The purpose of the new Town Plan is to address issues that were identified in the new legislation in Acts 181, act 171 & 174 and incorporate the necessary changes into the New Town Plan for 2025, and as the old Town Plan(2017) is due to expire May of 2025. The Proposed Manchester Town Plan does alter the designation of some land use areas to better align with recent planning studies, a Neighborhood Development Area designation obtained in 2018 and a new future land use mapping guidance from Act 181. The primary area of change is around some areas identified as Neighborhood Residential Lands in the previous town plan's land use map that are now proposed as Center and Planned Growth Area.

Geographic Areas Affected: All areas within the Town of Manchester except those areas falling within the Village of Manchester, a separate municipality with its own zoning and sign ordinances.

Included below is the proposed table of contents for the updated 2025 Manchester Town Plan.

Part 1: Vision, Policies & Actions

Section 1: Economic Development & Housing

Section 2: Energy, Natural Resources & Flood Resilience

Section 3: Services: Transportation, Utilities, Public Health & Safety, Education

40 Jeff Williams Way, Manchester Center, VT 05255
802-362-1313, Option 3

Section 4: Recreation, Arts & Culture

Part 2: Land Use Plan

Section 5: Mixed Use Core & Historic Districts

Section 6: Neighborhood Residential & Developed Recreation

Section 7: Working Lands & Rural Recreation

Section 8: Forest, Conservation & Recreation

Part 3: Plan Development, Implementation & Context

Part 4: History and Population Characteristics

Copies of the proposed changes, and a detailed Planning Commission report on the changes are available for review in the office of the Manchester Town Clerk, Monday through Friday, 8:00 a.m. to 4:30 p.m., at 40 Jeff Williams Way, Manchester Center, Vermont, and on the town website (www.manchester-vt.gov).