

## Manchester Village Land Use Regulations Update Frequently Asked Questions

The Village of Manchester is in the process of reviewing and revising its land use regulations, including zoning, design review, flood hazard, and subdivision regulations. The Village Planning Commission has been working with the Bennington County Regional Commission (BCRC) to gather input from community members about what they value about Village character and what forms of land use they would like to see in different parts of the Village.

Here are a few Frequently Asked Questions (FAQs) about the project so you can stay informed.

- **What is this project about? And what are the goals?**

This project is about updating the land use regulations for Manchester Village so that they are easy to read and understand, and so they lead to the kinds of development the community wants to see in the Village. One of the goals of the project is to streamline the regulations so that they are easier for everyone to understand—residents, potential developers, and board members. Another main goal is to align the regulations with the development patterns that already exist in the Village and that are valued by the community, so that future development reflects those patterns.

- **Who initiated this project? Why is this happening now?**

The Village's Planning Commission initiated this project. They recognized that the current zoning does not fully reflect what the community wants to see in the Village. The Planning Commission and Village Trustees worked with BCRC to secure a grant from the state, and then hired BCRC to help with public outreach and with drafting revised regulations so that going forward the Village's zoning reflects and encourages the kind of development the community wants to see.

- **Will the boundaries of our historic district change as part of this project?**

No, the historic district is part of a State Register of Historic Places, and not part of the Village's zoning. The historic district will not be impacted by this process.

- **What is the timeline for this project?**

The Village and BCRC conducted a series of public events in June and July. (Check out this [feature](#) from GNAT to learn more.) Now, BCRC is drafting revised regulations and zoning maps based on the community input gathered from those events. The BCRC will present those drafts to the Planning Commission and the public in the fall, make any necessary updates from those public meetings, and deliver a final draft to the Planning Commission by January 2025. It will then be up to the Planning Commission to make any further changes before recommending the updated regulations to the Village Trustees to adopt.



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