

MONKTON SELECTBOARD MEETING
MONKTON TOWN HALL
May 16, 2011
Unified Planning Document

Members Present: John Phillips, Anne Layn, Stephen Pilcher, Terry Cunningham, Peter Norris

Call to Order: John Phillips called the meeting to order at 6:31pm

All Select Board members agreed on the following changes:

Page 6: **Accessory Dwelling Unit:** An accessory dwelling unit means an efficiency or one bedroom apartment that is clearly subordinate to a single-family dwelling (less than 30% of the total habitable floor area of the single family dwelling or not more than 650 square feet whichever is greater) and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, as described in Section 501 of these regulations. The distance between the two structures may not exceed 50 feet.

Page6: **Accessory Building:** A single building customarily incidental and subordinate to the principal building located on the same lot.

Page 7: **Appurtenant:** Being attached or within 50 ft and clearly subordinate to the principle single family dwelling.

Page 7: **Barn:** a usually large building for the storage of farm products or feed and usually for the housing of farm animals or farm equipment.

Page 10: **Home Occupation:** Accessory use of a small business conducted within a dwelling by the resident(s) thereof and up to two non-resident, fulltime equivalent employees. The use must be clearly secondary to the dwelling used for living purposes and must not have an undue adverse impact upon the character of the residential area in which the dwelling is located, including an increase of traffic, incident to the home occupation.

Page 13: **Private Road:** A road providing access to 3 or more residences.

Page 13: **Recreation, Outdoor:** Includes golf driving range, golf pitch and putt course, par three and regulation golf course, hunting preserve, trap, skeet, shooting and archery range, skating rink, riding stable, park, lake and beach, tennis court, skiing facility, playground, playfield, park, open space, swimming pool and other similar outdoor commercial recreation uses.

Page 14: **Road:** Public way for vehicular traffic which is recognized by the municipality, the state or county or affords the principal means of access to abutting properties. Roads shall include state highways, Class 1, 2, 3 and 4 town highways and roads in private ownership serving three or more residences.

Page 15: **Street:** Any road, highway, avenue, street, land or other way between right of way lines, commonly used by the public for vehicular traffic. Streets shall include private roads serving three or more principle structures.

Page 15: **Structure:** Anything constructed or erected, the use of which requires location on the ground, or attachment to something located on the ground, except a wall or fence. For the purposes of these regulations, “structure” shall include permanent above ground and in-ground swimming pools, and associated walks or decks.

Page 16: Subdivision, Major: Any subdivision not included within the definition of a minor subdivision or a “first cut”.

Page 19: Section 200 – Establishment of Planning and Zoning Districts
The Town of Monkton is hereby divided into two planning regions. They include four land use (zoning) districts and four overlay districts as shown on the Town Zoning Map.

Page 20- section 220-D-2 This District includes the traditional forested areas that are deemed unsuitable for development due to slope, topography or soils. Uses on this land will be limited to agriculture, forestry, public outdoor recreation, and /or wildlife refuge.

Page 22- section 232- A-3 Multi-family Housing (up to 4 units).

Page 22- 232-A 10 No more than Two Accessory Buildings with the combined area not to exceed 2,400 square feet.

Page 23- section 232-C- accessory building height 25 ft

Page 23-section 233-A-9- No more than two accessory buildings with the combined area not to exceed 2,400 square feet.

Page 25- Section 240- A. category 1- Strike Seasonal Farm Stand

The Natural Heritage Protection Overlay District map and the Important Resource Areas and Wildlife Habitat Map need to be available at the town hall. Stephen Pilcher will look into making this map accessible at the town hall.

Adjournment

Motion to adjourn was made by Stephen Pilcher, seconded by Anne Layn. The motion was approved unanimously. Meeting adjourned at 8:48 pm.

Respectively Submitted,
Bailee Layn

SBZoning