

MONKTON SELECTBOARD MEETING
MONKTON TOWN HALL
July 5, 2011

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

Call to Order: John Phillips called the meeting to order at 6:30 pm

Old Business:

Unified Zoning Document

Discussion continued on Planned Unit Developments. The current document requires PUDs for all subdivisions greater than 40 acres. In addition the specific standards for PUDs require conservation of 20% of the PUD as open land. Work was done to improve the language regarding which acreage was subject to the requirement and who was responsible for determining which party was responsible for designating the acreage to be conserved. The Select Board was divided on whether to keep the language making a PUD mandatory.

Minor changes were made to the General Street Planning Standards. Fire Protection standards were simplified by making them subject to the satisfaction of the Fire Chief and the DRB. Section 960 Stormwater Facilities were also simplified by requiring that applicant must meet State regulations and permits for erosion and sediment control. In Section 990 Public Improvements wording was altered to give the DRB more general powers to require certain subdivisions to dedicate land for public improvements. There was some discussion whether the Town can levy what amounts to impact fees with regard to Section 992 School Site Dedication. There was desire to consult with the Planning Commission with regard to the Forest District shown on the Zoning District Map. This completed the page by page review of the Unified Zoning Document with a discussion to be had on the PUD requirements at the next meeting.

Adjournment

Motion to adjourn was made by Stephen Pilcher, seconded by Anne Layn. The motion was approved unanimously. Meeting adjourned at 8:45 pm.

Respectively Submitted,
Stephen Pilcher