

Monkton Planning Commission Informational Meeting August 10, 2017 at the Monkton Fire House to on the proposed amendments to the Unified Planning Document dated 8/10/2017.

DRAFT

Aproved:

Planning Commission members present: Marilyn Cargill, Wendy Sue Harper, Gayle Grim, Peter Close, Ivor Hughes, John Brace Sr. and Foster Collette. (intern)
Absent: Lee Mahony.

Attendees: see attachment 1.

The meeting was opened at 7.07 pm, by Marilyn Cargill co-chair of the MPC.

Marilyn: Attendees were requested to introduction themselves.
The changes made to the UPD were then summarize.

Comments/Concerns:

Rod McIver: Concerned about his home being in the Monkton Pond Overlay District on Rotax Road on the pond side, but he does not have a pond view.

Peter Norris: Why change first cut? It has not been a problem.

Phillip Russell: Thought it had to do with Peter Norris buying land. Marilyn Cargill: MPC never heard any of this.

Steven Pilcher: There has been ample opportunity for 1st. cut since 1978 when zoning regulations came into effect.

David Layne: Thought property values are higher when selling land with first cut.

John McNerny: Summarized first cut issues from last meeting: fairness, it has been 40 years, and it just means people have to follow the same rules.

Ken Wheeling: Was on zoning board in 1978. First cut parcels were bought for that reason and people were buying them up.

Curtis Layne: Adjustment based on the last meeting. Once first cut done it is done. Layne's hold a handful. Not everyone got a registered letter in the mail. Appeased people who want to get rid of them all together. Geologic basis used in the past—now people are emotional.

Clark Hinsdale: Fuller Mountain land owned. Two issues:

Boundary Adjustments: he falls into a hole (less than 5 acres) several lots less than 25 Acres wants to add lots together for conservation. Has to leave open space for development. Had to buy more land do to something for Ag and forestry. Wants the

planning commission to examine how to buy and add acres without doing any development. Regulation seems only to be concerned with development.

Ridgeline Overlay District: as mapped and decided is not the same. Ridgeline district language should allow people to build in areas that cannot be seen from anywhere such as a hollow below peaks. Working with the DRB he understands that can use land in the Ridgeline Overlay District to get that 20% with a PUD. Does it also count for density requirements?

His boundary adjustment fell thru the cracks. With the Ridgeline Overlay District: it ignores places you could build. Land meets the goals, and not the description. Please examine these issues.

John Brace: commented.

Clark Hinesdale: Charlotte does a good job as they grow at a slow, deliberate rate and do a lot of land conservation. Some regulations get in the way of conservation.

Laura Farrell: Clarification 5A V retail. Concern about Walmart coming in.

Wendy Sue Harper: Said we cannot regulate who comes in for retail, if retail is allowed.

The informational meeting was adjourned at 7.50pm.

These minutes respectively submitted by Ivor Hughes

Rec: 8/10/2017

Petedoe <petedoe@gmail.net>
To: Dobres
zoning reg recommendations

August 10, 2017 6:00 PM

to monkton planning commission

i recommend the following modifications to the proposed regulations;

- page 21 ra-5v....monkton should be encouraging build in village centers....as to soils the st of vt has purveance over septic not monkton... why make any build conditional use...let it happen w exception of businesses which may impact the neighborhood. this has not presented a problem to date,why legislate a regulatory solution to a problem that does not exist

-pages 22-23 ridgeline....do away w requirement to show ridge line district....even monkton does not have a map which outlines it...maybe have requirement to demonstrate IF proposed development is in a borderline area... but this incurs great expense for something monkton has no map,or benchmark for, again if it has not been a problem why legislate an expensive requirement for which monkton has not standard. how will the drb manfully weight a input?

page 32 -requirement for RBES FORM A GOOD IDEA

page 42- historically grandfathering of lots has been a guaranteed right....visit vt title 117 to see....it is both unfair and discriminatory to require ownership since 1978...this is a control,workaround to have control of all property. again this has not presented a problem. why legislate a requirement 35 plus years after allowing it w no problem...if it is not broke do not fix it

general...for years in various circles i have recommended that monkton incent build in the wodded foothills of our highways...nothing in our regulations incents build in the foothills as opposed to in the open meadow prime ag ,view sensitive areas of town. this should be fertile ground for the planning commission to make real progress,rather than extensive regulation of the remaining first cuts and boro district of town