Monkton Planning Commission Meeting Minutes  
February 20, 2020 -Draft

Approved:

Present: Gayle Grim, Wendy Sue Harper, Lee Mahony, Marilyn Cargill  
Absent: Peter Post, Ivor Hughes  
Visitors: Kris Perlee (Monkton Zoning Administrator) and Gary Strait

The meeting was called to order by Marilyn Cargill at 6:02pm

1. Minutes  
The minutes of the 02/04/2020 meeting were moved by Lee Mahony, seconded by Wendy Sue Harper. They were unanimously approved as amended.

2. Mail.  
There was no mail

3. UPD- Input from Kris Perlee – Zoning Administrator.  
   a) Some terms in the UPD do not have definitions, for example “bank”  
      If a permitted use is listed there should be a definition of that use.
   b) In R1 and R2 “barn” is not listed as a permitted use. He suggested that we implement a one-page chart which easily illustrates possible approved uses. He will send example from another town.
   c) Boundary adjustments- it is very complicated and cumbersome. He is working with Adam Lougee of the ACRPC to simplify the boundary adjustment process. He will send us verbiage to review.
   d) Major and minor subdivisions are delineated. A minor subdivision is generally 3 lots or less. Minor subdivisions should have a more streamlined process. Either eliminate the Minor/Major designation or provide a process for minor subdivisions
   e) Changing a camp to full time house. Do we want to change regulations to provide an approval process? It could change the character of the pond.
   f) PUD (Planned Unit Development) – Kris Perlee - Most communities do not have sound PUD legislation. We might want to encourage density bonuses to allow for clustering on smaller lots resulting in more contiguous open space. The biggest problem is that the open lot. Zoning rights have been set aside but the owner still has land rights.

Marilyn Cargill- The larger problem is that the rules for defining open space are not having the desired result. Non-contiguous land is assigned as designated open space. Kris Perlee thinks that set aside open space should be contiguous to the development parcel and all in one lot.

Wendy Sue Harper said at the PUD regulations initially were meant to encourage affordable housing.

Kris Perlee- Affordable housing is tough. Starter homes in the $200,000 - $250,000 range do not exist. Developers struggle to build. Act 250 makes development prohibitively expensive. It costs $25,000-$35,000. Subdivisions of more than 10 lots are subject to Act 250
- Wendy Sue Harper- We have density bonuses in our current UPD
- Kris Perlee showed us the map of the new PUD on Silver St that is starting in the spring.
  - Marilyn Cargill asked about no build zones.
  - Kris Perlee said that strict no-build zones are problematic. The Enhanced Energy Plan, if passed, will help when we get a say in developments before the PUC. He likes the current ridgeline regs. We need more specific regulations regarding places building is allowed and prohibited. Modifying the regulations will establish a new baseline. Monkton’s regulations are easy to read and enforce as they are.
  - Short term rentals and tiny houses should be addressed
  - Kris Perlee said that he is happy to give input as we work on this plan. Kris Perlee left the meeting at 7:18pm.

Wendy Sue Harper suggested that we have an open house or other meeting to gather input from interested parties. Marilyn said that would be good for March. Contacts were assigned to contact and ask to visit in March with any input on the UPD.

4. Other Business- Lee Mahony spoke to Katy at ACRPC who said she would happy to talk to us. He will follow up with her.

Marilyn Cargill asked Gary Strait if he is interested in being on the MPC. He said he was and that he would contact Stephen Pilcher to express his interest

5. Updates
Wendy Sue Harper- ACRPC had a speaker on affordable housing. She is learned that affordable housing is difficult because the average single house is about $330,000. Vt makes it difficult to build a subdivision in cumbersome regs and with a lot of cost.

Gayle Grim moved that we not meet on March 3·2020. Lee Mahoney seconded the motion. It was passed unanimously.

Lee Mahony made a motion to adjourn, it was seconded by Wendy Sue Harper. The meeting adjourned at 8:00pm

The next meeting will be March 17, 2020 at 7:30pm at the Town Hall.

These minutes are respectively submitted by Gayle Chellis Grim