

## Monkton Planning Commission Minutes

05/02/2023

Approved :05/16/2023 \_\_\_\_

Present: Gayle Grim, Marilyn Cargill(co-chair) Ivor Hughes, Wendy Sue Harper(co-chair), Lee Mahony, Peter Close

Absent: Visitors: Ann Miller, Kris Perlee (Zoning Administrator)

Mail: None

The meeting was called to order by Marilyn Cargill @ 7:02pm

Public Comments: Ann Miller

Minutes: The minutes of the 04/18/2023 were moved by Lee Mahony and seconded by Ivor Hughes. The minutes were accepted as written- unanimously.

A. Conservation Commission: Ivor Hughes said that Arrowwood is making progress with the mapping. The Conservation Commission is on schedule to get the map addendum into the town plan for Act 171 compliance. There is a preliminary forest block map. Ivor and the CC are going work on categorizing the 40 forest blocks in Monkton.

B. Zoning Administrator ,Kris Perlee spoke– Current zoning is not conducive to growing Monkton in the best way. In fact, the new Village Designation does not have much developable land. We are hamstrung by lot size and other zoning rules. Our regulations do not promote our goals. On Barnum/Hardscrabble Rd, a subdivision of 6 new homes is being constructed using current regulations. Wetlands were used as set aside. This does protect land that we want to protect. The recent PUD changes were good. A 1 ½ - 2 acres is about the smallest lot that would work in Monkton, when each home has separate systems. He likes the update of the new regulations.

Early zoning of the 1970's in Monkton was primarily based on soil properties, but now with the improvement of mound systems, other factors are also important. How do you pull the town's opinions and goals?

There are not a lot of subdivisions in the hopper. The development across for Morse Park may be four units in one structure. We are missing homes for first time homeowners and down-sizing retirees, e.g. 900 ft<sup>2</sup> single story homes. Developers are building more duplexes and multi-family dwellings because of the lower construction costs. We cannot figure out the "affordable" part of home development.

The property at the junction of Rotax and Davis Roads was subdivided into 3 lots. Mountain Road is pretty much tapped out for land. Peter Close said that there are outside developers being able to develop in 2-acre zones.Restricting development and growth causes communities to lose stores and schools. We must do it right.

The development pattern on Mountain Road is not ideal, especially when it is not paved. Marilyn Cargill asked if our amount of conserved land is comparable to other towns. Kris Perlee said that Monkton has a fairly large amount of land not available for development. Protecting land by zoning rather than putting into permanently undevelopable land it leaves the control of the town. Kris P said that we have done a very good job but, there is room for improvement. Importantly, figure out where and what growth we want to see, even if it is no growth at all. Don't just listen to those who are the loudest. Involving the community and getting their vision is key.

Ann Miller asked how best to engage the community. He said that Bristol used an Ice cream social and a spaghetti dinner. Marilyn Cargill asked about accessory dwelling units. Kris P thinks it is a good tool, but is not as the only tool. Marilyn thanked Kris Perlee for visiting. Kris Perlee left the meeting at 8:27pm.

Ivor Hughes mentioned that Kris gave us a zoning matrix some time about that is a good tool.

- C. UPD- Wendy Sue Harper said that we will focus on the Act 171 and census information this summer. The town survey is due to be completed in 2025. We could start working on that early. The housing committee should be taken out of the purview of the planning commission, with Gary Strait and Gayle Grim representing the MPC. The overarching job should be getting a vision from the town for the next 20 years.

The Conservation Commission will endeavor to join with us to go over the Act 171 work and mapping. We are trying to agree on a date soon. The preliminary maps are at <https://arrowwoodvt.com/monktonnri> Ivor Hughes is looking for help from the Conservation Commission to help prioritize forest blocks.

Member Comments:

Updates: Hazard Mitigation Committee: They have acquired earthquake and flood hazard maps for Monkton.

Select Board: They are dealing with delinquent taxes.

DRB – No minutes

ANAC- No update.

Lee Mahony made a motion to adjourn. Ivor Hughes seconded the motion. The motion was approved unanimously. The meeting was adjourned at 8:52PM

The next meeting for the Monkton Planning Commission is May 16, 2023 @ 7pm.

These minutes are submitted by Gayle C Grim- Monkton Planning Commission-Clerk.

