

Monkton Planning Commission Minutes

February 6, 2024

Approved:

Members Present by Zoom: Wendy Sue Harper (co-chair), Marilyn Cargill (co-chair), Gayle Grim (clerk)
Peter Close, Gary Strait, Mike New

Absent: Ivor Hughes Visitors: Charles Caldwell Steven True

Mail: None

The meeting was called to order by Marilyn Cargill at 7:04pm.

Minutes: The minutes of January 19, 2024 were moved by Mike New and seconded by Peter Close made a motion to approve as amended. Mike New seconded the motion. The minutes were accepted as amended - unanimously.

A. Steven True- Zoning Administrator Update Problematic issues – once a conditional use is issued e.g. gazebo on Mountain Road property, but Con P district. He is working on creating an operational framework. Building permits may not have been consistently filed. Here are a few issues that have been identified.

- 1) The number of conditional uses allowable is not spelled out in the UPD.
- 2) DRB decisions have not necessarily followed the UPD.
- 3) Marilyn Cargill asked about permits for ADUs. He said he has not seen too many applications.
- 4) Peter Close said that some past conditional use permitted operations are expanding beyond their original permitted scope. Steven said ZA past record keeping is an issue.
- 5) Light retail and office change of use hearing permit for the old Town Hall is coming up.
- 6) Wendy Sue S Harper said that the MPC would like to see updates several times a year on the permit activity. He said he said he would come to our meeting once a quarter with a list of ZA activity.

Steven True left the meeting at 8:03pm.

B. Peter Close presented a compiled list of public comments received from the UPD hearing.

The list was reviewed for potential action as follows:

Re: Renaming a legend to a map 12. WS Harper is not sure. Map 12 is a recommendation only for the MPC. We will then change Amphibian and Bobcat designation.

Re: Shades on maps are similar in color. Is that level of detail necessary in the Town Plan. We want to confirm that those maps are available to see detail

Re Map 12 bands of color don't make sense: The bands only make sense on a larger map.

Re: Add "in Vermont" to new sentence describing change in forest coverage and habitat

Re: Change to “Monkton has forest communities with state significance, for example, the clay pan forest community”.

Re: Little Hogback Community Forest is not an ANAC project.

Re: Forest Conservation- Land Trust *and other organizations*.

Re: Flood Ready- 1) Language should be updated to meet NFIP requirements. 2) Flood ready section-name is corrected 3) Correct that standards have been adopted in 2013.

Updates:

Town Forest Committee: Last 50K of fund raising is ongoing.

Housing Committee: None

Hazard Mitigation: There will be posters around town for people to share what natural hazards citizens are concerned about. Floods? High Winds?

Development Review Board: Development on Pond Road-Seven units.

ACRPC: No update

Energy Committee: No update

Conservation Committee: Working on map with ACRPC

Mike New made a motion to adjourn. Peter Close seconded the motion. All voted in favor of adjourning. The meeting was adjourned at 8:47 pm.

The next meeting of the Monkton Planning Commission is February 20, 2023, at 7pm.

These minutes are submitted by Gayle Chellis Grim – Monkton Planning Commission Clerk.