

MONKTON PLANNING COMMISSION MINUTES

March 18th, 2025

Approved: \_\_\_\_\_

Members Present: Wendy Sue Harper (co-chair), Debra Sprague, Sam Burr, Adam Miller, Ivor Hughes

Visitors: Stephen Pilcher, Susan Stasny, Adam Lougee (on behalf of ACRPC)

Absent: Marilyn Cargill (co-chair)

The meeting was called to order by Wendy Sue Harper at 7:00 pm.

Ivor Hughes moved to discuss minutes from the 11/19 meeting, seconded by Sam Burr. A motion to approve the minutes as submitted was passed 4-0 with Sam Burr abstaining.

Adam Lougee, Executive Director at Addison County Regional Planning Commission (ACRPC), joined us to discuss multiple topics:

- Town Plan: The Planning Commission has asked for Regional Review of our town plan, potentially allowing for extra grant funding by aligning town plans with the ecosystem state and federal statutes. Progress on this review will be discussed when Adam returns for the Planning Commission meeting on April 15th.
- Act 181: This statute is intended to ease the housing crisis by adjusting Act 250 residential development rules in certain instances for towns that enroll. ACRPC will be developing Future Land Use Maps determining development conditions in the near future; By working with them during this process, the Town of Monkton can achieve closer alignment between its goals and ACRPC's map.
- Statement of Work: In January, Ivor Hughes had submitted a Statement of Work requesting ACRPC's assistance in updating the Town's Unified Planning Document (UPD) to reflect legislative changes. ACRPC is happy to assist us and said that the current scope of the request could be done free of charge.

Steve Pilcher joined the Commission to discuss the map he had put together featuring town lots that potentially do not conform with current zoning regulations.

Ivor Hughes discussed his experience as an interim intervener for the town in the State's review of Vermont Gas Systems pipeline project.

A warning of the Town of Starksboro's Development Review Board hearing on March 27th was received in the mail.

Adam Miller moved to adjourn, seconded by Ivor Hughes. Approved unanimously and adjourned at 8:37 pm.

These minutes submitted by Adam Miller