

MONKTON PLANNING COMMISSION MINUTES

April 1st, 2025

Approved: _____

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

Visitors: Stephen Pilcher

The meeting was called to order by Marilyn Cargill at 7:00 pm.

Sam Burr moved to discuss minutes from the 3/18 meeting, seconded by Deb Sprague. A missing word ("of") was amended. Adam Miller moved to approve the amended minutes, seconded by Wendy Sue Harper; the motion passed 5-0 with Marilyn Cargill abstaining.

The annual election of officers was held:

- Adam Miller was nominated by Debra Sprague to be Clerk, seconded by Sam Burr, and confirmed by a 6-0 vote.
- Wendy Sue Harper and Marilyn Cargill were nominated to continue as co-chairs by Sam Burr, seconded by Ivor Hughes, and confirmed by a 6-0 vote.

Steve Pilcher joined the Commission to discuss the Development Review Board's most recent updates surrounding the proposed expansion of the RiverFlow Community. The Planning Commission was asked to review sections 518 and 905(b) of the town's Unified Planning Document and get back to Steve regarding how these would impact the proposal as it currently stands at the Commission's April 15th meeting.

There was discussion of the Commission's priorities. Between development and implementation of the Monkton Town Survey, updating the Unified Planning Document, and rigorously analyzing the impacts of Act 181, there are multiple concurrent timelines to be considered.

The Commission reviewed the upcoming Town Survey as it is currently constituted, and will be reaching out to other relevant town Boards and Committees for feedback and additional contributions.

Ivor Hughes discussed his experience at the recent Vermont Gas Systems pipeline hearing in Vergennes, which he attended as a private citizen. There was discussion about safety oversight of directional drilling associated with proposed development near the pipeline.

Adam Miller moved to adjourn, seconded by Sam Burr. Approved unanimously and adjourned at 8:46 pm.

These minutes submitted by Adam Miller