

Monkton Planning Commission Meeting Minutes March 16, 2021

Approved: April 6, 2021

Present: Wendy Sue Harper, Ivor Hughes, Lee Mahony, Marilyn Cargill, Gary Strait, Peter Close, and Gayle Grim

Absent: None Visitors: none

The meeting was called to order by Marilyn Cargill at 7:07pm on Zoom meeting 802-453-3800

1. Minutes –

The minutes of February 16, 2021 were moved by Lee Mahony seconded by Ivor Hughes– accepted with amendment -passed by unanimous vote.

2. Mail – We received a letter dated February 24, 2021 from William Dodge, Esq. regarding installation of a new microwave antenna and associated facility on the property located at 686 Wendland Road Wendland property pole about 20 feet for telecommunications and a small utility shed. This is an issue that comes under the purview of the Development Review Board. Wendy Sue Harper said that concerns should be relayed to the DRB with a copy to the Select Board.

Gayle Grim will prepare a letter to the DRB and Monkton Select Board expressing our concern that this is in violation of the UPD that passed on March 4. (*Reference where it is in the plan*)

3. UPD Issues –

A) An application for a grant of \$1500 has been prepared by Lee Mahony. Marilyn Cargill and Wendy Sue Harper assisted. The application is nearly complete.

B) PUD Discussion-

a) Density (Conserving open land): What are our goals with this regulation- prevent fragmentation of the forest, deter urban sprawl, by concentrating density with the goal of maintaining open land? Setasides of 40-60% were suggested.

b) Should PUD apply to development of 30 acres, or be left at 40 acres?

c) There are some zoning districts called by different names- this should be clarified. Lee Mahony will take the lead on this.

d) Gayle Grim will contact Bristol to ask them how they developed their new PUD.

e) We would like to consider the input of local developers.

C) Natural Resources

Wendy reviewed information from Katie- R-M

Gayle Grim will work on changing to non-bias gender pronouns

D) Affordable Housing

Ivor Hughes suggested Gary Strait check out Waltham built some affordable housing.

Gary Strait is looking at other successful affordable housing.

Updates:

Regional Planning- Maple Broadband is looking like it will vastly improve connectivity.

Tree Warden- Ivor Hughes sent some verbiage.

ANAC: Working to provide information to the MPC

Energy Committee- Nothing

Conservation – Nothing

Town Hall Landscape- Applying for AARP grant

Historical Society – Working up costs of running town hall building.

6. Other business – We will have our election of officers in April 2021

Ivor Hughes made a motion to adjourn the meeting. Gary Strait seconded. The motion was unanimously approved, and the meeting was adjourned at 9:05 pm.

The next scheduled meeting, through Zoom meeting # 802 453 3800 Passcode 1762, is on April 6, 2020 at 7:00pm.

These minutes are respectfully submitted by Gayle Chellis Grim