

Monkton Planning Commission  
Public Hearing on the Town Plan  
October 1, 2024

The informational session was called to order at 7:00 p.m. by Wendy Sue Harper.

Members Present: Wendy Sue Harper (co-chair), Ivor Hughes, Mike New, Debra Sprague, Peter Close

Members Absent: Marilyn Cargill

Visitors: Stan Wilbur (town administrator), Jessica Demeritt (recording secretary), Jaime Schulte, John McNerney, Sue Stasny, Adam Miller

W.S. Harper explained that during the information session, questions could be asked and answered. During the hearing, members of the committee would take testimony but not provide responses. She read portions of the warning:

The purpose of a town plan is to provide a vision for orderly development within the town. It is essentially a “picture in time” that uses existing conditions to guide zoning and development decisions for the eight-year period covered by the next Town Plan.

Our new town plan is a partial revision of the plan adopted in 2020. The proposed Town Plan affects all the land within the Town of Monkton. It updates sections that use US Census data to current 2020 data and adds information from the natural resources inventory conducted for the town in 2022-2023.

The Planning Commission believes the following are the significant changes offered by the plan:

1. The following sections have had data updated: Population, Housing, Education and Childcare, and Economic Development.

2. The Utilities and Facilities section had information updated to be current on the New Town Hall, Library, and the Recreation and Cultural Resources sections.

3. The Natural Resource sections on Forests and Water Resources have had information

added from the natural resources inventory, including new maps. The Forests section has a new sub-section on Forest Integrity that identifies core forest blocks and habitat connectors, which allows the town to meet Act 171 State Law requirements. Water Resources section had buffers better defined.

4. The Plan Implementation section was reorganized and updated.

While the Town Plan sets forth the community goals and objectives, the policies and other means of achieving those ends are set forth in the town zoning and subdivision

regulations. A town plan should not be a prescriptive document. This version of the Monkton Town Plan mostly adheres to this principle.

W.S. Harper asked for any comments or questions.

J. McNerney commented that the maps were difficult to read on the marked up copy of the Town Plan. W.S. Harper responded that the online version was better.

J. Schulte asked when an updated UPD might occur after the updated Town Plan is adopted. W.S. Harper responded that work on the UPD would begin after the vote in March 2025.

There was discussion about affordable housing and the village designation.

J. McNerney commented about political sign placement and zoning. He would prefer not to have signage on town property.

S. Wilbur noted that some changes still need to be made on page 30:  
The Treasurer, Zoning Administrator, and Assessor are appointed  
The Town no longer has listers.

There was discussion about the Zoning Administrator position.

S. Stasny asked about conflicts between important forest blocks and the need for growth. W.S. Harper explained that the Town Plan is the vision, and the Unified Planning Document provides the regulation. She described finding the balance.

The information session was closed at 7:45 p.m. by W.S. Harper.

The hearing was called to order by S. Wilbur at 8:00 p.m.

Members Present: Wendy Sue Harper (co-chair), Ivor Hughes, Peter Close, Mike New, Debra Sprague

Members Absent: Marilyn Cargill

Visitors: Stan Wilbur (town administrator), Jessica Demeritt (recording secretary), Jaime Schulte, John McNerney, Sue Stasny,

S. Wilbur read from the warning for the hearing:

The Monkton Planning Commission will hold a hybrid in-person and Zoom public Hearing at 8:00 pm, on Tuesday, October 1, 2024, at the Monkton Town Hall, to take public testimony on the proposed Town Plan.

The purpose of a town plan is to provide a vision for orderly development within the town. It is essentially a “picture in time” that uses existing conditions to guide zoning and development decisions for the eight-year period covered by the next Town Plan.

He explained that he would be moderating the hearing.

S. Wilbur asked for any testimony.

J. McNerney noted that he was impressed with the effort put into the town plan and how it worked out.

S. Stasny thanked the Committee for their hard work.

J. Schulte echoed appreciation for the hard work and he noted that the maps look great and that it should set the town up well for the UPD.

The hearing was adjourned at 8:30 p.m. by W.S. Harper.

These minutes are respectfully submitted by Jessica Demeritt.