

## MONKTON PLANNING COMMISSION MINUTES

September 16th, 2025

Approved: October 7th, 2025

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

**Guests present:** Adam Lougee [Addison Country Regional Planning], Tanner Cross, Michael Cross

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

Sam Burr moved to review the minutes, seconded by Wendy Sue Harper. The minutes were approved 6-0.

There was no mail.

Our guest Tanner, attending via zoom in order to report back to his Boy Scout Troop about what the Commission does, introduced himself. The Commission welcomed him warmly.

Adam Lougee [ACRPC] joined us to continue discussion around Act 181 and updates to the Future Land Use (FLU) maps. Specific topics discussed included:

- Updating the vision statement for Land Use Districts affected by the Village Center and Village Area designations in the proposed FLU maps
- Clarification of the number of units in the definition of "Multi-Family Housing."
- Streamlining Permitted and Conditional Use language in the Unified Planning Document (UPD).
- The effect the presence or absence of town water and sewer facilities has on access to development incentives, groundwater permitting approval, and future growth prospects.
- Adjusting zoning regulations within the proposed Village Center and Village Area to more easily achieve the housing targets laid out by ACRPC.
- Minor reductions to the designated Village Center in the proposed FLU Map.

A representative from ACRPC will be at the Russell Memorial Library on Friday, September 19th from 10:00am - 12:00pm to speak with the community about Act 181, and Adam Lougee plans to return for the Planning Commission meeting on October 7th to continue discussing next steps.

Adam Miller moved to vote on support for adjusting zoning regulations within the proposed Village Center and Village Area to ½ acre plots, seconded by Wendy Sue Harper. The Commission voted 5-0 to change the zoning designation, with Adam Miller abstaining.

There was discussion about multiple upcoming virtual training and feedback events that could be helpful for members of the Commission to attend.

Sam Burr moved to adjourn, seconded by Debra Sprague. Approved 6-0 & adjourned at 8:34 pm.

These minutes submitted by Adam Miller