

# Town of Monkton Official 2025 Town Survey Results

Monkton Planning Commission



Throughout 2024 and 2025, the Planning Commission worked with input from other town Boards and Commissions to develop a series of questions that would help them understand Monkton's feelings on numerous issues facing the town as we look to the future.

In late June of 2025, the survey was launched. A total of 1902 individuals in 948 households that are either in Monkton or own property in Monkton received postcards soliciting their input. Additionally, notices in the Addison Independent, Front Porch Forum, and on the town's bulletin boards worked to raise awareness of the survey. In-person outreach by Ivor Hughes at the town's recycling center and Town Clerk Sharon Gomez facilitating hard copy paper surveys were also crucial in supporting this initiative.

Ultimately, 322 responses were gathered over the approximately 40 day window during which the survey was open. Given this response rate, these survey results have achieved a margin of error of +/- 5%.

In addition to specific multiple-choice and multiple-selection questions, the survey contained a section where respondents could speak their mind about their hopes, concerns, and goals for Monkton's future. Reflective of Monkton's broad diversity of thought, this feedback was greatly appreciated by the Commission and has been included in full at the conclusion of this report.

The Planning Commission is immensely grateful to all who participated in the development, execution, and collection of this data. We would also like to extend sincere thanks to all the Monktonites who took the time to share their vision for the town during this process.

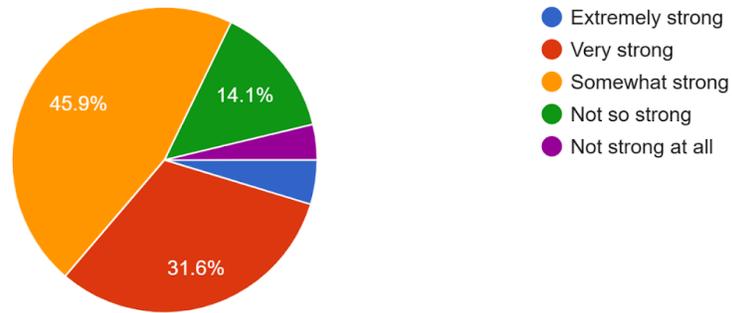
Thank you very much, and we hope that the Survey Results are as enlightening and interesting for you as they have been for us.

- The Monkton Planning Commission
  - Marilyn Cargill (Co-Chair)
  - Wendy Sue Harper (Co-Chair)
  - Adam Miller (Clerk)
  - Debra Sprague
  - Ivor Hughes
  - Sam Burr

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1. How strong is the sense of community in Monkton?

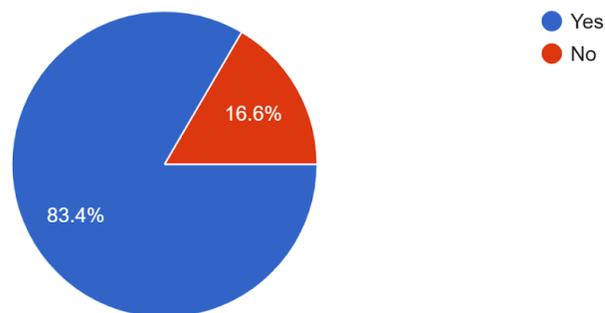
320 responses



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2. Would you utilize a multipurpose space (possibly including a general store, neighborhood cafe, or community center) if it existed in Monkton?

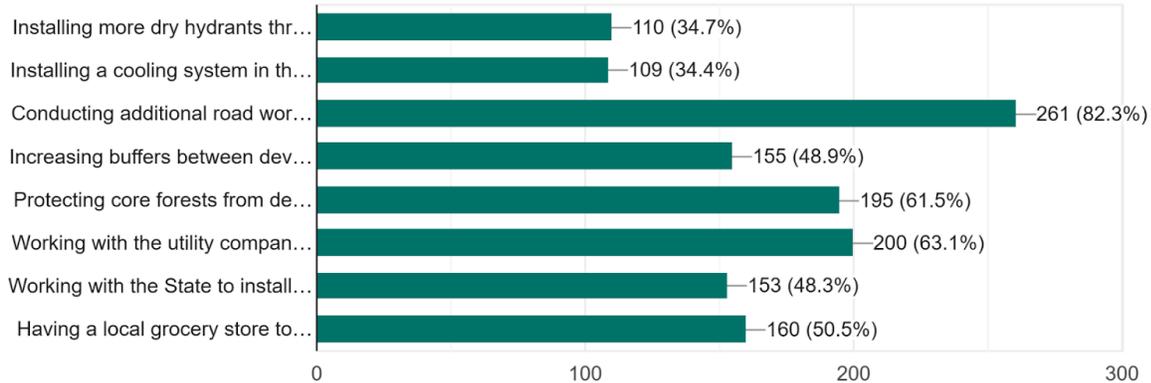
320 responses



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3. To prepare Monkton to be able to withstand extreme weather events in the future, which would you support? (check all that apply)

317 responses



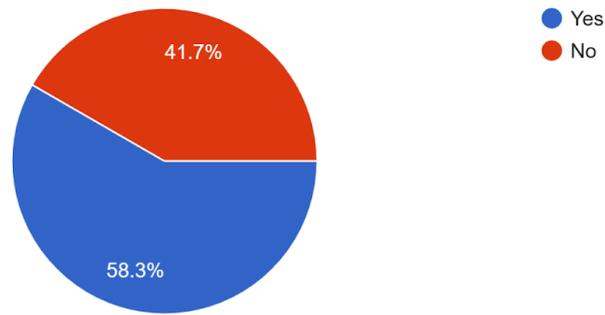
**Full text of respondent options:**

- Installing more dry hydrants throughout town for easier fire protection
  - Installing a cooling system in the fire station, which is Monkton's official FEMA shelter (It currently has heating, but no cooling)
  - Conducting additional road work (increased culverts & bridges, better ditching) to help manage increased water flow from torrential rains
  - Increasing buffers between development and waterways to allow for flooding
  - Protecting core forests from development to allow for maximum water infiltration and storm water protection
  - Working with the utility companies to remove hazard trees from rights-of-way
  - Working with the State to install Beaver Deceivers on at-risk dams
  - Having a local grocery store to allow the purchase of retail staples
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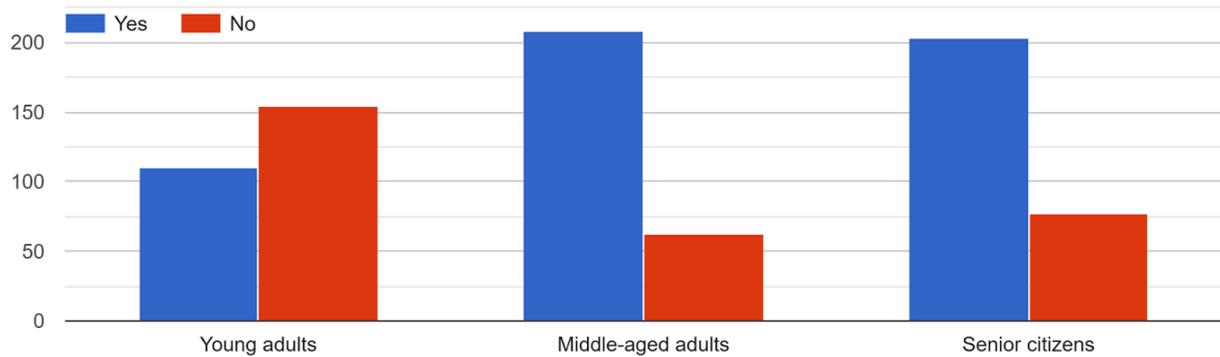
4. Do you support developing a walking/bike path from the town hall to the school?

307 responses



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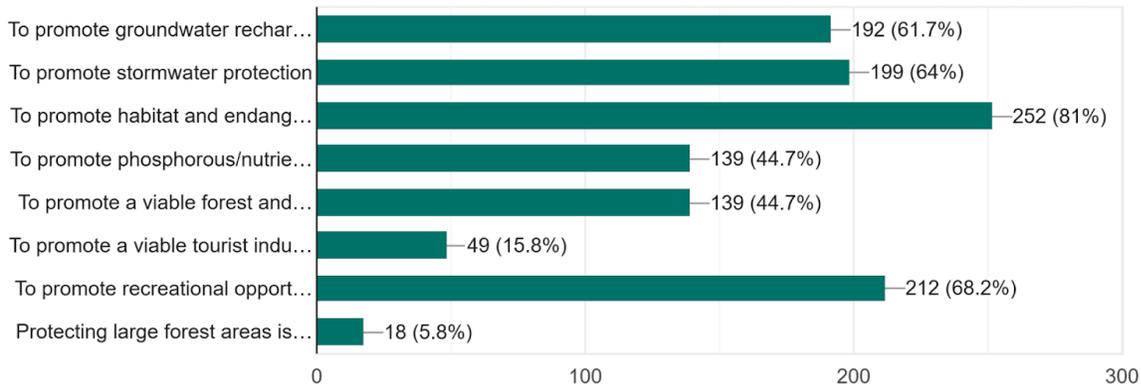
5. Do you feel that all age groups, from young adults through senior citizens, are adequately represented on town issues?



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6. Which reasons to protect large forested areas are most important to you? (check all that apply)

311 responses



**Full text of respondent options:**

-To promote groundwater recharge

-To promote stormwater protection

-To promote habitat and endangered species protection

-To promote phosphorous/nutrient retention

-To promote a viable forest and forest products industry (lumber, firewood, maple syrup, etc...)

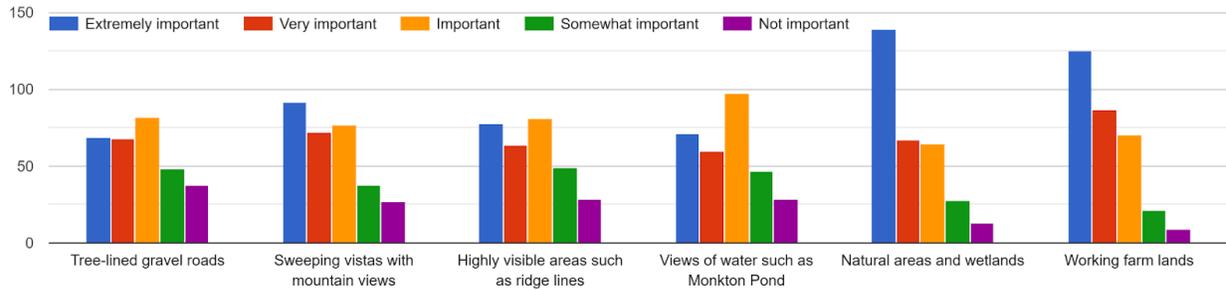
-To promote a viable tourist industry

-To promote recreational opportunities (hunting, hiking, x-country skiing, etc...)

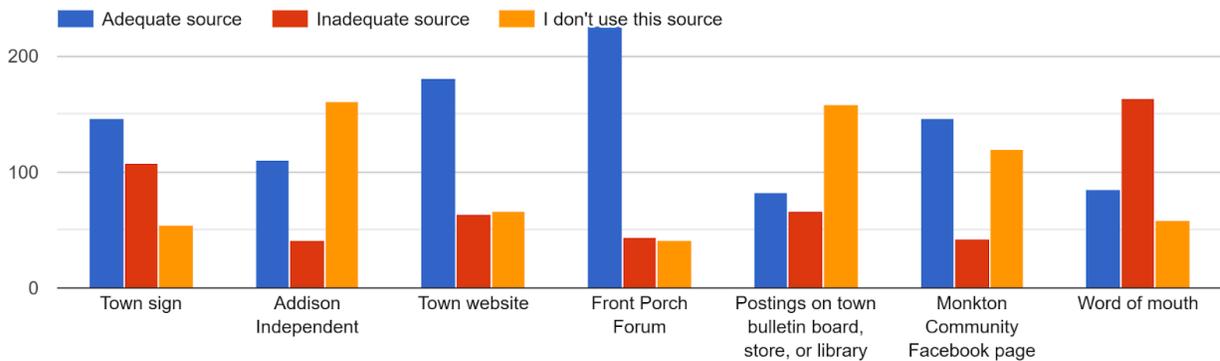
-Protecting large forest areas is not important to me

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7. Past studies identified the following as being important to the rural nature of Monkton by some townspeople. How do you feel about the following?



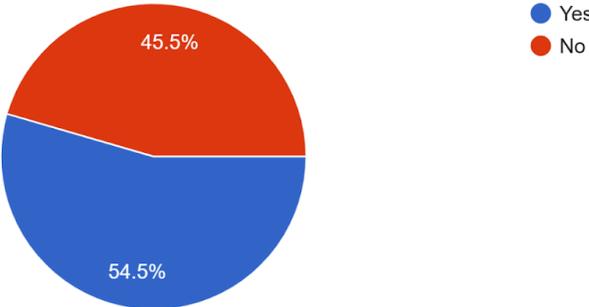
8. Do you feel that each of the following sources provide adequate access to information about Town issues/events such as school, sports, emergency plans, ...s and minutes, Russell Memorial Library events, etc...?



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9. Monkton currently has 5 zoning districts, ranging from 1-acre to 25-acre lots. Would you support adjusting regulations in some zoning areas to allow more dense development in those areas?

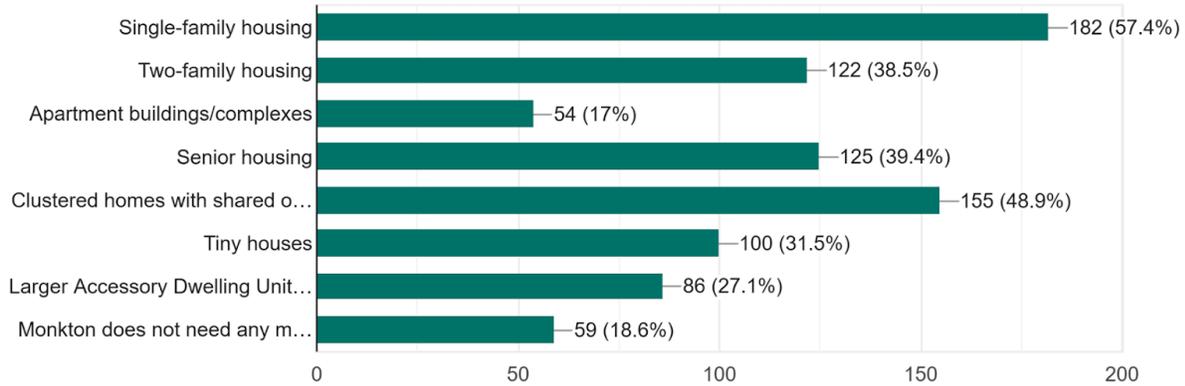
312 responses



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10. What type of housing do you think Monkton needs? (check all that apply)

317 responses



**Full text of respondent options:**

-Single-family housing

-Two-family housing

-Apartment buildings/complexes

-Senior housing

-Clustered homes with shared open space

-Tiny houses

-Larger Accessory Dwelling Units (larger than 900 sq feet or 30% of primary home)

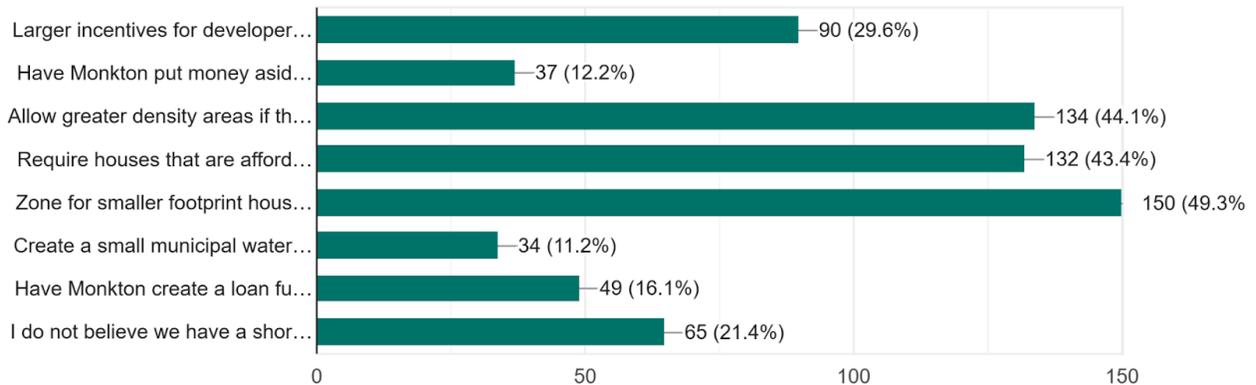
-Monkton does not need any more housing

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11. To increase the number of houses that are affordable in Monkton, what would you support?  
(check all that apply)

304 responses

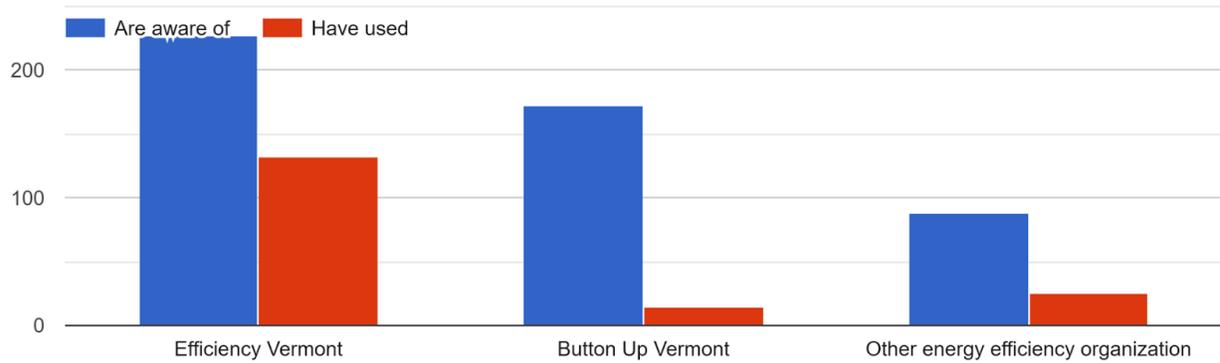


**Full text of respondent options:**

- Larger incentives for developers to include houses that are affordable in subdivisions
  - Have Monkton put money aside to support development of houses that are affordable
  - Allow greater density areas if they include houses that are affordable
  - Require houses that are affordable in all subdivisions
  - Zone for smaller footprint houses, workforce housing, and other innovative approaches
  - Create a small municipal water and sewer plant
  - Have Monkton create a loan fund for Accessory Dwelling Units
  - I do not believe we have a shortage of houses that are affordable in Monkton
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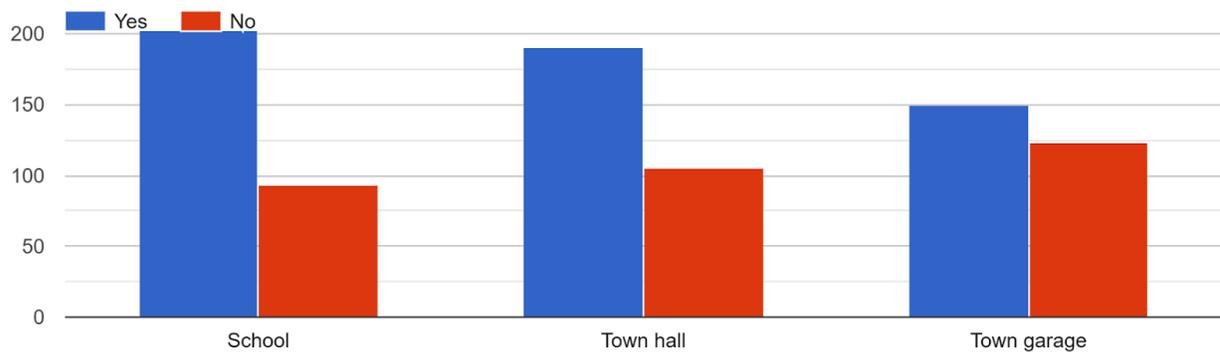
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12. There are a number of organizations that can provide assistance to help households lower their energy usage or become more efficient (e.g. by prov...the following organizations? (check all that apply)



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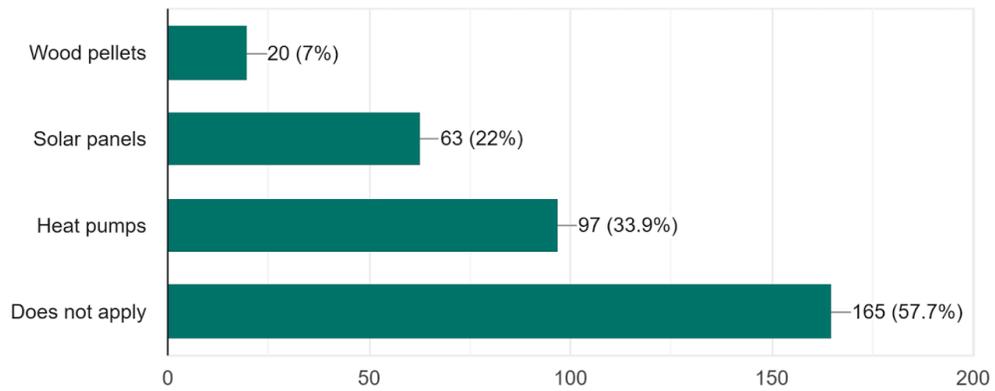
13. Should the town invest in solar energy for the:



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14. If you heat only with fuel oil or propane, have you considered switching to: (check all that apply)

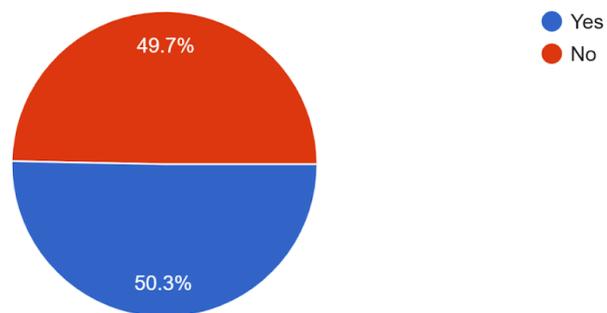
286 responses



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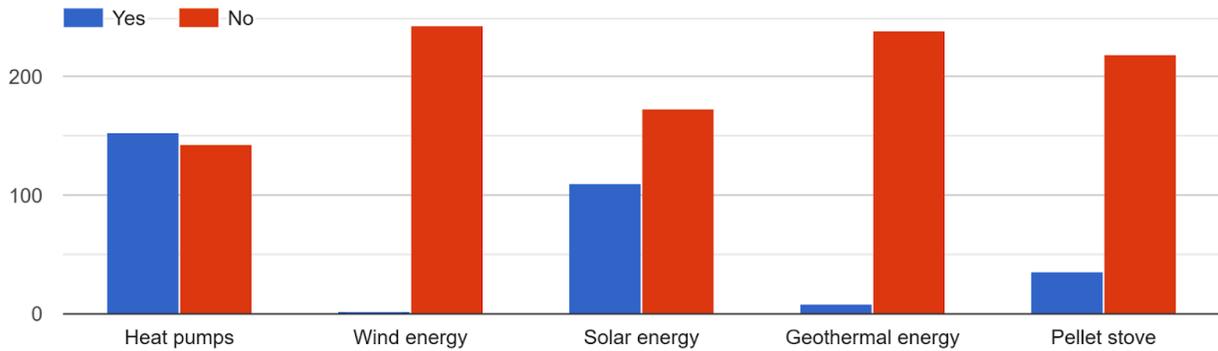
15. Are you interested in learning more about community solar projects?

304 responses



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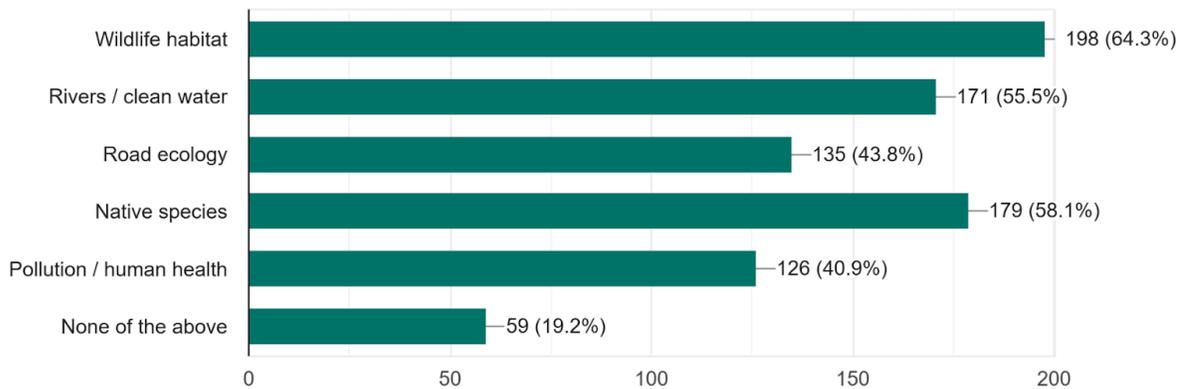
16. Are you currently using any of the following?



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17. What conservation topics would you be interested in learning about? (check all that apply)

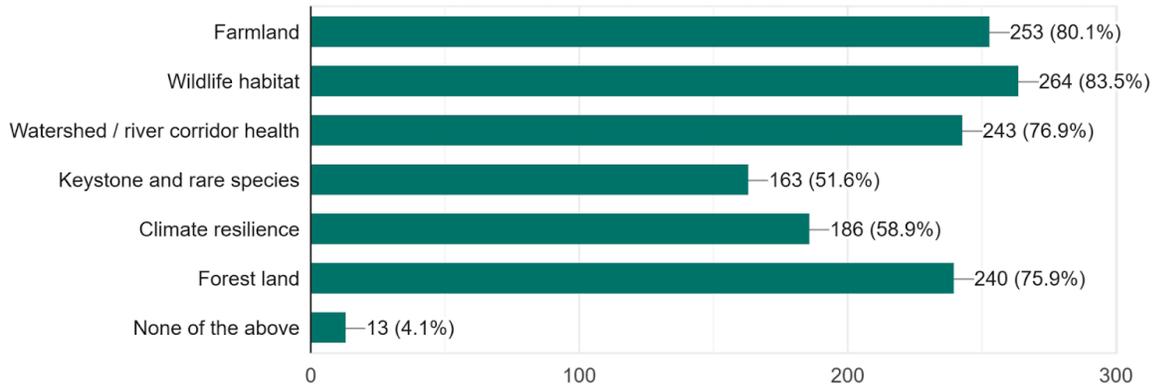
308 responses



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18. What types of conservation do you think are important for Monkton? (check all that apply)

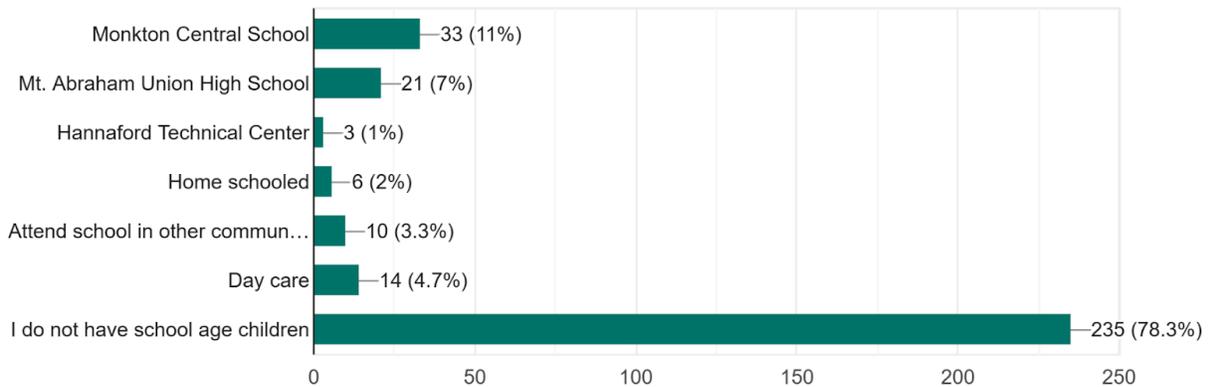
316 responses



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19. If you have school-aged children in your household, where do they go to school? (check all that apply)

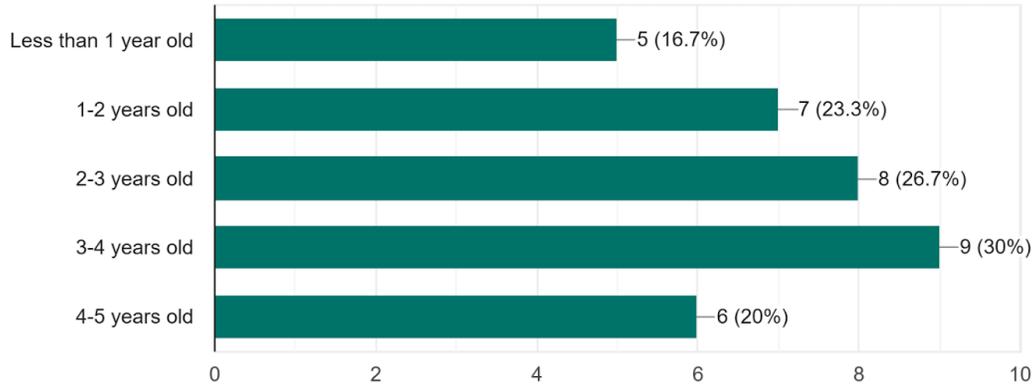
300 responses



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20. If you have children who are not yet school age, how old are they (check all that apply)

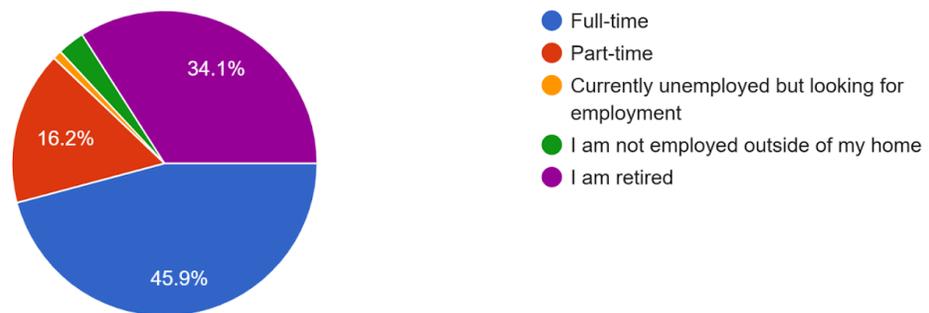
30 responses



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21. Are you employed?

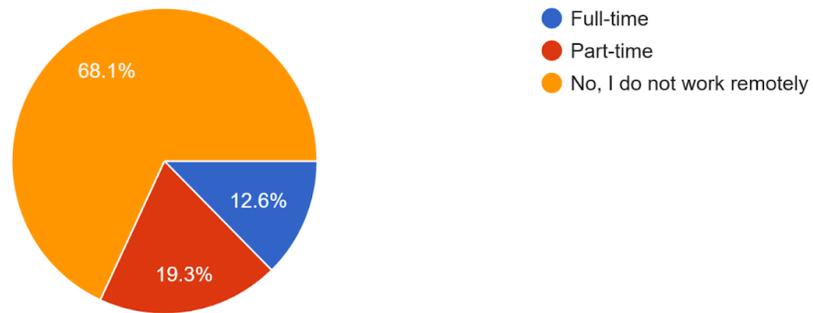
314 responses



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22. Do you work remotely?

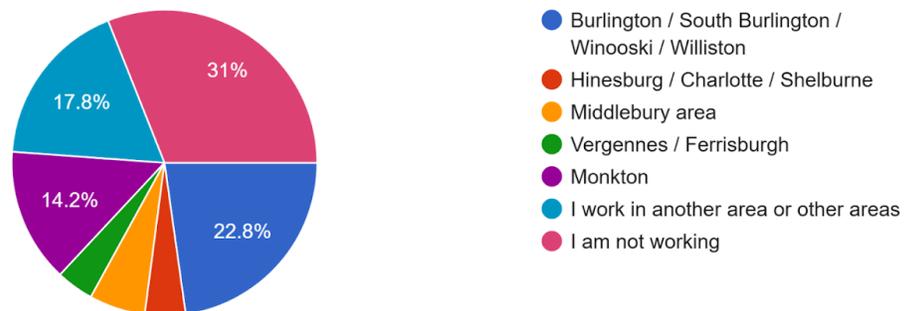
301 responses



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23. In what regional area do you work?

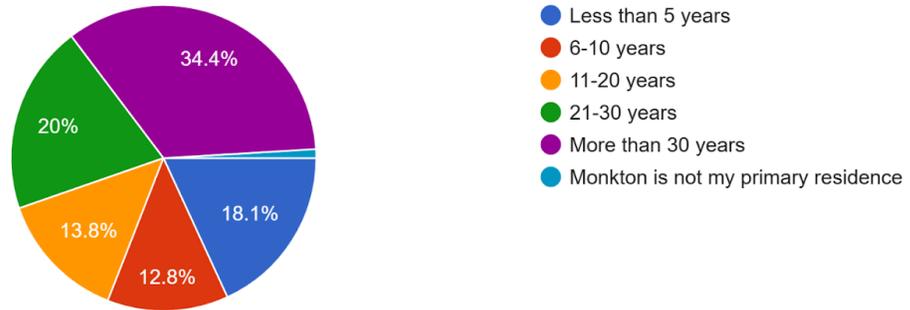
303 responses



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24. How many years have you lived in Monkton?

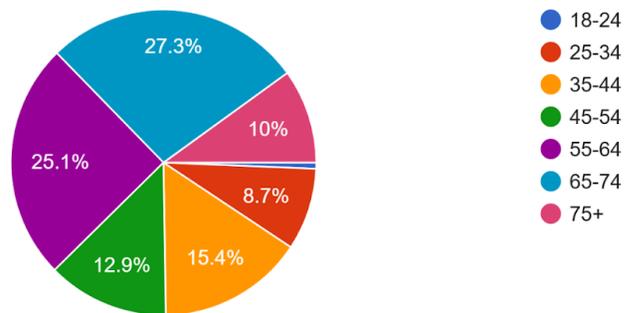
320 responses



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25. What is your age range?

311 responses



## **RESPONDENT COMMENTS**

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I think Monkton can lead in advancing road ecology learnings and innovations in New England. I think we have lots of opportunity with our roads and we already have a model underpass recognized worldwide. I think we can achieve other goals around preserving forest blocks, rehabilitating habitat, flood prevention and mitigation, and climate resilience if we pay attention to learnings from road ecology.

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I'm curious about the water and wastewater question. I run Vermont's Village Water and Wastewater Initiative and have not heard much from Monkton on this topic. Feel free to reach out at [Lynnette.Claudon@Vermont.gov](mailto:Lynnette.Claudon@Vermont.gov)

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A cafe and/or a general store would be amazing!

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We love it here! I left a few questions blank, as I am renting and not in control of my heat/energy source. Thank you!!

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Please pave Mountain Road! I would happily pay into a community fund for this.

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I think we need to fix our roads before we invest in trails and bike paths.

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Some of the questions are to open ended. You have to be more specific in order to give a more informed answer.

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I believe our current infrastructure such as roads need to be fixed before investing in other areas

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Housing that includes single family, small apartments in condensed area with gardening possibilities

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There are a lot of references about protecting forests, all of which are good ideas, but landowners of such forests should be fairly compensated for any lost value if such protections are involuntary (eg zoning changes) and are not voluntarily offered by the property owners. Current Use already protects a large area of forests.

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There are many items I support, but it would be helpful to know the rough cost for the full picture (like dry hydrants and cooling at the firehouse). Could this FEMA location be moved to the town hall or school if they both have heating and cooling?

Walking/biking path would be nice between town hall and future general store.

I support small scale working farm land. But do not support the industrial farming that turns three fields into one mega field by clearing treelines and hedge rows (4 Hills Farm). We need those buffers. Nor do I support glyphosate being used, or similar products to kill crops for a no till method. I am very concerned about what these chemicals do to the waterways, air, pollinators, and those close by who inhale particulates when freshly sprayed. When my grandmother was pregnant, they were spraying fields around her and my aunt was born with a deformed arm because of it.

It'd be neat to have a larger community bulletin board that is outside the Townhall. Kind of like the one outside of Lantmans by the road. A place for physical flyers and posters of town events etc since we don't have a general store. We are hoping to use social media less, so FPF town website and a physical bulletin might go well together.

Adjusting zoning would depend on what areas were impacted/developed

Town should invest in solar energy if it makes financial sense and buildings/sites are suitable

Affordable housing that fits rural vernacular, farmhouse.

Thank you!!!

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More events specific to seniors, free community space like a senior center, meals, games, exercise even if its once a week.

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With the exception of question #6, there is little to do with sports men/women activities, which a large percentage of the population engages. There also seems to be an inherent bias toward wildlife preservation, beaver baffles, and wildlife protectionism. Why are there no questions asking about preserving areas for people to enjoy sportsmen activities? Why are we discussing capital projects (such as a walking path) that only benefit a small number of people? Another question should be about what residents would like to see as a long term plan. The housing question starts to get at a longer term plan but there should be more questions about what how people would like to see Monkton developed. Given the congestion in Hinesburg and being adjacent to Bristol and Ferrisburgh, Monkton is going to be directly affected and we should be thinking about roads and traffic patterns.

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I was very disappointed with the question regarding bike/ped. I would like to see sidewalks in the ridge and that was not one of the options offered. You seem to have already picked which option of the 4 options offered by DuBois and King you prefer.

One button on Question 18 does not work. Sidewalks on the Ridge should be the highest priority.

I do not think we need a community center since we already have a community room and library that serve as community gathering places.

Thank you for conducting this survey.

Thanks for putting out this form!

Would like to see an easement of the zoning buffer requirements in zone 2 as 50" of buffer is restrictive to an unnecessary degree, I would like to see increased density on the ridge and central area of Monkton and this is currently impossible with the zoning as it exists. My lot is 109' wide, by current zoning rules my house should not exist, or be 9' wide. I am interested in increasing my property value by building a garage, but find the zoning to be prohibitive.

Keep Monkton Rural - Development will destroy it & nobody truly wants this. Don't let it become like Chittenden County.

I think in this financial environment what is truly important is not spending money the town doesn't have. Our taxes are already high enough.

Allow ATV road access, it always brings money into towns, since the general store closed, Monkton only brings in people to spend money at some farms and orchards. Nobody sees Monkton as anything but a shortcut anymore.

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1) Sense of community used to be much stronger. Community involvement and volunteerism has dropped off significantly in recent years. Far too much is falling on a small and shrinking group of volunteers.

2) General Store/Neighborhood Cafe: our community has demonstrated that they will give lip service to supporting a general store, but when push comes to shove, the support is simply not there. We had a store. IT died because community members did not patronize it in sufficient numbers.

3) (b) Rather than installing a cooling system in the fire station, which gets used only rarely, why not switch the FEMA emergency shelter to the Town Hall? Or at least use the town hall as the cooling station. Alternatively, put AC in MCS and use that as the FEMA emergency shelter and cooling station in the summer - it's largely unused then, and the classrooms would have the benefit of the system during hotter periods of the school year (classrooms on the south side become unbearable on hot, sunny days.)

3) (f) hazard trees in right of way: Utility companies are only interested in a subset of the town's rights of way. Great if you can get them to do it, but they have a lot more to worry about than just Monkton.

3) (g) Beaver Deceivers installed by the state have a poor record. If the state wants to give us funding so we can use the contractor of our choice, that's great. From what I've seen of the state installed devices, keeping them operational just takes too much work, if they work effectively in the first place.

4) There is not much need for pedestrian traffic between the town hall and the school. I don't see the need for this for walking as transportation. Not enough kids coming from Monkton Ridge to the school to be needed for a walkway to the school. Further, this would be far down my list as a choice for walking for recreation.

5) all age groups are as represented as they make the effort to be. Community members need to take some responsibility for informing themselves.

9) More dense development in some districts: The question is FAR too ambiguous to be meaningful. I support allowing more dense development in village centers or similar designated (carefully selected) areas. I do NOT support more dense development in forest districts and ridgeline districts. We should be expanding the areas designated as forest districts, rather than just the Hogback area.

14) should include a cordwood/firewood heat source. This is especially import from an affordability standpoint - in addition to being less expensive to purchase, it offers the option of "do it yourself", reducing out-of-pocket cost through sweat equity. Further - it is unique in the ability for community members to assist each other without "out-of-pocket" costs (Monkton WoodBank, or simply just offering a fallen tree to another community member.)

16) Should include cordwood/firewood selection.

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I'm confused about the return of questions about multipurpose space, when we already have a multipurpose space in the town hall (that is not promoted much). Perhaps the question could be rephrased as, "would you support a second multipurpose space in town?" Also not sure why the general store/neighborhood cafe concept is being surveyed again, when we already did that.

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Thank you for this survey.

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Less focus on beavers and more focus on roads. Not happy with the Town Forest Committee making hunting and trapping rules based on their own personal beliefs and not what the state of Vermont regulates.

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Wildlife conservation is important to me, but I am very disappointed in the hunting and trapping restrictions placed on town Forest. Very unhappy with the increases in property taxes, and lengthy closure of piney woods on multiple occasions, but there seems to be money for things like town forests and recreation fields.

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Keeping accessibility in mind for outdoor projects

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Collect past due taxes, stop buying stupid things so we have to take out loans, focus on fixing our roads.

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Collect tax's from people that are past due, stop taking out loans when the town can't afford things Already. Fix piney woods road. Stop wasting town money on buildings, tennis courts, basketball courts. Fix the roads.

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Property taxes are too high already. Do not feel that until this is under control that the town needs to be involved in spending any more of my money.

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We should not put any money into "new" projects until we get culverts under driveways replaced, roads repaired, dead trees along the sides of roads cut down and the 85k yearly mortgage on the town building paid off. Stop spending money and increasing our taxes. Federal and State grants are not free. They cost everyone in the US and everyone in the state of Vermont money in taxes when we get those grants.

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Housing is an issue, yes- but the larger problem is the lack of livable wage in this state rit large. Housing prices in Monkton reflect the national growth standard. Building small- tiny and co housing will be equally expensive due to the high price on materials and thus will not lower the cost of a home here. Monkton doesn't need better house prices- Monkton needs to figure out the incredibly high property taxes especially for those who live in a single family dwelling without children.

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I think short of very few areas in Monkton, the terrain does not well support additional housing short of maybe around the Monkton Ridge area. I think it would be very tough (and expensive) to increase housing in a major way in Monkton. Perhaps clustered housing would be better in nearby towns. Of course the dilemma is how expensive will housing become in Monkton. Clearly reasonable costs housing is a big problem currently for the State and the Nation short of maybe middle upper class incomes. I don't know how anyone affords buying a housing now-a-days. It seems to me that whatever planning is done, costs may be the most significant factor in planning.

As usual in surveys most questions are too general and too pointed toward your thinking too give good answers

I answered a lot of these questions. Thinking of the increase in my taxes. I think more information should be attached to each question. I do not think it's feasible to put a bike path from the town hall to the school along the roadway. Did you have another option? That was not portrayed in the question. Thank you for asking for our input.

Monkton is a rare gem!

Fix the assets we currently have: Monkton fails to maintain any current asset e.g. the dry hydrants currently installed, Piney Woods Road, All the Recreation Fields and Mores Park walking paths, our paved roadways have potholes, Town Cemeteries have fallen stones and damaged fences.

New purchases should be to upgrade our HWY and Fire Department equipment. Stop spending on the Town Forest, Town Hall Expansions and trying to build a walking path around Cedar Lake.

We are a small town lets take care of what we have first! As money becomes available through reasonable housing expansion and growth in the tax base consider other projects.

The Town of Monkton should not be involved with running a store disguised as a community center. Any store should be privately owned. Our Community Center could be the Fire House or New Town Hall.

I would like the option to heat my home with VT Gas instead of oil. Just think if all Monkton homes were heating with VT Gas there wouldn't be propane or oil trucks driving all over town. Imagine that a reduction of vehicle carbon foot print and wear and tear on the roads.

If you want to generate revenue consider charging all the business within Monkton an additional 1-3% on their land taxes.

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We should be taking care of what we have now instead of always buying more things. Our roads need attention (Piney Woods and Old Stage Road closed) The main roads need fixing. The rec field has not been kept up. The fields aren't always hayed/mowed on properties we have now. We are using money to do projects that aren't necessary like the small library parking lot. I feel a group of people are deciding on things for the town without the town knowing until after (small library parking lot and pickleball/basketball courts) and then our taxes will be used to help pay for them. The people I spoke with didn't know these things were happening. We hear that grants paid for things but that doesn't account for maintenance ie Now we have to plow the road to the town forest.

Collect taxes that are overdue. Not right that taxes go unpaid year after year when we are counting on that money to run the town. Consider charging a higher tax on businesses in Monkton. Spend within our means while taking care of what we have so we don't have to take out a loan and pay the interest on the loan. Run the town like wise homeowners run their houses. Save for a project and don't do everything at once. Make sure the needs are taken care of before the wants.

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Monkton Select board needs to get their frivolous spending under control! We need to repair roads; not waste money we do not have on crap we do not need like walkways/ bike paths. or multipurpose community spaces. Monkton should not get involved in any financial ventures like a store or anything else that requires the town to manage an additional budget, because they cannot manage the funds they already have. We just borrowed \$600k because the town was out of money, then I heard the select board approved the purchase of a piece of road equipment we could most likely have done without. Maybe we need to audit the books more closely and ask where money is going. Then a plan can be made to spend more responsibly. It's like a Household budget; Mortgage, Grocery's and necessities first then we can look into buying the bass boat.

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I said front porch forum is an adequate resource but I wish Monkton committees/boards (particularly the select board) would regularly post a link to their meeting minutes so folks can access them easier. I know I periodically check the town website and read up but my neighbors and others certainly do not.

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I find FPF is an excellent communication channel, however, the town boards and committees could improve their communication with more consistent use of this channel. I'd like to see external communication efforts to keep people informed, engaged and improve transparency among a busy, disparate population.

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I keep seeing questions about meeting spaces and whether our town needs more meeting spaces. Our town meeting spaces are more than adequate and offer a variety of sizes for varying needs (MCS, library, activity room in library, town hall community room, fire dept, Morse Park). If a new space is explored, that space should be a commercial venture or community-supported enterprise (CSE) model with supplies, food, wares. Gathering can happen there, but the primary purpose is to provide services and goods to townspeople.

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I would love for the town to explore paving dirt roads, a primary example would be New Haven, that paved all of the dirt roads about 25 ish years ago. I think a study would show that in the cumulative years that though it initially cost a lot , they have saved thousands of dollars in manpower to maintain the roads. Also, it's ridiculous to not fix Piney Woods Rd, we have lived near it for over 30 years, it was a farm road for many years, but still drivable, the amount of cars using that road is far higher than the town imagines. Many folks used it as a shortcut to Vergennes and vs versa to Williston for work from Vergennes area. Planning for lot sizes and more housing will be more palatable with decent roads.

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Pease consider paving the dirt roads.

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I see a lot of people riding bikes and walking between the school and the town hall. The paved road is narrow and cars go fast. My priority is a walking / biking lane to connect the two areas so it is safer.

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I skipped the questions on housing because the solutions focus on the wrong part of the problem (to me). The issue is that wages haven't kept up with costs of living - we don't have a housing cost problem, we have a salary problem. I'm also not sure how many second homes are in Monkton, but to me, that's another piece of it - if those houses were available for purchase by people who live in the community full time, it would help ease housing supply problems.

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Would do almost anything for a sidewalk in the "center" of town

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Study other towns that are the same size of Monkton and look at their successes and failures before heavily investing in any monetary means to adequately advert careless spending.

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While we are taking time to do this survey, I also think that some decisions need to be brought forth to the community as projects are presented. I know we can go to any selectboard or planning committee meetings, but how can we get this information out to residents without each person having to go to the town website? Can there be more online surveys sent out when big decisions are being made?

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I love Monkton, but work and study full time so it is hard to find time to go to community events. I'd love to start up a board game night in the town hall though.

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Would love to be aware of events for young adults and be able to meet more people in my age group in the community, I have only met lots of older people. And would 100% utilize any convenience store or shops in town if that happened! Live music is a great way to bring people together. I organize live music shows and would love to know of any shared spaces that would allow small gatherings for the community like that!

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Vermont needs housing - but we need to do it intelligently. There are smart ways to build housing and community density without sacrificing a town's character or feel (Europe has seemingly mastered this). Looking forward to seeing what ideas the commission comes up with.

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Homelessness and inability of young families to buy housing are the issues I consider the most important. I would not be in favor of restricting the building of new housing to "preserve the rural character" of our town, but on the other hand, I oppose the building of McMansions on ridgetops and I oppose the acquisition of forest and ag land by the wealthy as "trophy land" and then restricting access and management.

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This is such a complex issue. It is crucial that we do our part in alleviating Vermont homelessness. It is as much our responsibility as it is Burlington's. It is a state and societal issue, and rural areas in general have avoided becoming involved. I am glad that you are engaging the community in order to try to figure out the best way to proceed with socially-conscious development, while still maintaining the rural nature of this town, and protecting the natural environment, as much as possible. But if something has to be "given up" in order to contribute to greater equity, it should be done. It must be done. Thank you for doing this very difficult job.

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Let's keep Monkton wild and healthy for animals, birds, trees, and humans. Stress the concept of individuals working together as a community to make this happen, not just physically getting together to work but agreeing to make some sacrifices for the good of the community.

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regarding heating fuel, I use firewood from my woodland Cut it, buck it, split it, burn it.

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Appreciate the farmers but take issue with pesticides, herbicides, GMOs...

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Taxes have gotten out of hand. Whatever you do would be great to keep Monkton moving forward. But, not with making taxes higher. I moved to Monkton because it is a great little town and was affordable. I know I am not the only one.

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Don't spend tax money directly, incentive development by lowering barriers to entry, decrease lot size requirements. Be more flexible with zoning and sideline setbacks, simplify approvals and allow more variances, have the attitude of how can we make this project work and do all we can to get the projects across the finish line. we all benefit from a larger tax base and a clustered denser housing.

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Large tax increases

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I believe the town of Monkton should take a more vital role in the maintenance of and promotion of Ceder Lake, It could be and should be a big part of the town.

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We would like to see a sidewalk between Davis Road and the town hall.

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We know more housing is needed, but we would like to see some sort of town plan for growth drawn up by a professional consultant, so that additional homes and types of homes are added, in ways that preserve the rural character of Monkton and it's beauty.

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The ditches are incredibly dangerous and maintenance is neglected. The one in front of my house looks like grass and is waiting for a car/ pedestrian/ children/ bicyclist to fall into it. When the weed grow over it, or when it fills with snow, a driver cannot tell there is a ditch there. No streetlights make it impossible for drivers to know what's there. It could be made safe with guardrails or if it had been constructed with a water permeable conduit covered with rocks to street level. Even rocks to street level would prevent cars/ pedestrians falling into it and still would prevent a quick raceway for water. But we did it the cheap way. We will pay for it in the first lawsuit, which will eventually come. Husband here is old and has cancer and does not have ability here to clean it out. It is a liability hazard for the town that nobody talks about.

We should work towards paving our roads. Roads that wash out (Piney Hill) should be decommissioned. Others should be strengthened so they can't wash out.

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Thank you for asking for input! One suggestion for future surveys would be to have an open text field with each question for people to add in clarifications.

Question 2 references a multi purpose space, we seem to have many of them now including the town hall, fire station, Friends church, and outdoor paths and rec fields. I do not think we need a new one or need to purchase the general store if that is what that question was getting at. I currently do use the library, attend events at the fire house, join activities that occur at the town hall, use the walking trails, and activities at the Friends church.

For question 11, unfortunately I think all housing in Vermont seems to be over priced, it is not just Monkton. It is the market that needs to change, not our town policies.

For question 13, I said no because I am worried if I say yes then the projects will move forward without any other input from voters. Many people in town do not have large incomes and cannot afford additional large increases in the property tax bill.

For question 16 you did not ask about wood heat, but we also use that heating source too.

for question 23 I work in Waterbury/Montpelier area.

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Roads are not well maintained. Driveway/curb cuts for housing is often on dangerous corners or site lines. Rules of the road are not enforced.

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Monkton is a very expensive place to live. Doing all sorts of environmental stuff is fine and dandy, but monkton is doing a disservice to the housing shortage and high cost of living by expending tax dollars and doing a ton of conservation work. We need to start saving money and cutting costs.

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I think the town should focus on being financially solvent before worrying about development whether it be a bike path that we don't need or a grocery store. Also people move to and continue to live in Monkton because it is not developed. We are in between Vergennes, Bristol and Hinesburg, there is no need for a grocery store or large gathering place when there are options in those towns. I have to wonder if there is a financial incentive for those who have been or continue to be on boards in Monkton for this relatively new push for making a "downtown" or town center in Monkton.

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Major road repairs, worst roads around. Pot holes in the paved roads are worse than dirt roads. Who wants to drive on these roads.

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Development should be further incentivized only in village center(s) or for affordable housing. We do not want to become Hinesburg or Williston! Clustered housing with protected open space can help preserve open space/rural character vs. single-family home sprawl. Monkton is rich in forests and water, but the landscape is getting chopped up and disconnected by existing patterns of development. We need much better protection for forest/wetland blocks and especially for the connections between them.

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I sure do appreciate the broad scope of questions in this survey. You worked hard on it.

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Keeping taxes down, keeps the long time Monkton residents in Monkton.

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I don't understand what our needs are for housing, but pending that understanding I'd be open to hearing ideas. I like the idea of having a few clusters of housing with common green space as needed. I also would love it if we had a basic traditional VT country store for stables, sandwiches...

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One thing that I think would be nice is if there were more opportunities for folks to get together in the town. I thought the establishment of a chess club was a very nice start (even though I don't play chess). Also, I think using something like Front Porch Forum is helpful. Even if only an announcement is made there, then one can go look at the town web page for more information if applicable. I don't make it a habit of checking the town web page for news. Thanks.

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Please do not pave rotax road.

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revamp the bylaws to eliminate the very costly and difficult to navigate obstructions that residents have to go through because of many of the forced changes to the bylaws. For example, prohibited districts was very poorly thought out and implemented. There are reasons to restrict, but what we have is just awful to residents, just mean hearted and ill conceived. Fixing it should be a huge priority. Creation of the 5V zoning in an area where none of the lots are 5 acres, so you've taken what was once a vibrant area of town and put every single property in it to be nonconforming? Again, just cruel to land owners in this town.

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Legislating affordable housing doesn't always work. I was involved with Meadow mist in Hinesburg. One of 24 units was designated affordable. A gentleman who had 2 million in savings but was retired and his interest income qualified him to buy the affordable unit.  
Bill Martin

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I would like to get Nat gas, to replace my propane. I support the state's efforts to help farmers retain farm land and the green mountain forest. The town should pay only for schools, roads, fire and rescue and maintain the rec fields we already have. Monkton is too far from most employment, with no infrastructure, public transportation or services to be trying to attract low income households. There are plenty of small homes already.

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For the love of gods, please pave Mountain Road. The reason of not pushing it is to slow drivers down simply doesn't work.

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1. It would greatly improve the quality of life in Monkton if there were sidewalks and/or paths for safe walking. A walking path from the town hall to the school would be a great start! I would also suggest some speed humps in that area of the Monkton Vergennes road--speeding has gotten really bad there such that I no longer feel I can walk or bike safely on it.

2. Question # 6 the checkmark box for recreational activities, hiking etc. wasn't working, but I would've checked that one!

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Utilizing the library to its fullest possible potential is so valuable for the community of Monkton. It would be wonderful to support some development for a small community store/gathering place, particularly in an aging VT population and rural area for our seniors especially and for our community at large to gather and connect. I work in direct care with seniors and so I worry about this vulnerable population.

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Fix Piney woods road, it's insane that it hasn't been fixed. The 1.2 million dollar estimate is ludicrous.

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I would support a General store. I would NOT support other additions like a bakery or related business. This would lead to the type of growth we all moved to Monkton for to get a buffer from. There is plenty of this that surrounds this town just minutes away. As far as a community center, I feel the town has done a great job at what we have in place now and do not need more that would call for buildings or city type of growth. The Morse Park is very sufficient for our RURAL community needs as is the NEW town hall/library building as well. Thank you!

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Need a better grocery/deli store in town. We don't need a candy shop.

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Honestly I found this survey very difficult to fill out, partly from my ignorance of the issues, but also from the qualifiers I wanted to add to be able to answer honestly. #2, I wish we still had a general store, especially for gas, milk, etc. but I don't need a cafe or a community center. As always, realistically, cost and cost effectiveness is paramount and so ie., # 13, I would love solar to be used in all those places but how much would it cost? When would it break even? Because our taxes have risen and will be rising so dramatically its hard to conceive of approving anything without knowing cost, even if in the "long run" it would make sense.

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Making zoning and building permit process easier and less restrictive. If we want Monkton to grow we need to stop squashing development.

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High speed internet is biggest gap in Monkton infrastructure.

A store for core supplies would be great but I don't think that's the responsibility of the municipality.

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Piney Woods Road: We want Piney Woods repaired and usable again. We know it's a legal and expensive process to close a Class 3 road in the state of Vermont. We strongly prefer that any money spent on this road be to repair it not close it.

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move the town sign to the town hall

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Q.20-We have no children at all, so I left it blank. Kudos to the Monkton Road Crew, who do a magnificent job maintaining our roads and keeping them clear of snow in the winter! While I understand that more housing is important, keeping areas green and farmed (if already) is also very important. I hope we, as a community, can strike a balance between affordable housing and our heritage landscapes. Thank you for this opportunity to provide feedback!

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I did not understand all the options/descriptions under housing development. Can you try this one again at some point? Also, I wish it was easier to learn how expensive it might be to switch to solar or heat pumps...without having to endure a sales person.

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Thanks for this survey. BTW, when I originally clicked on the link provided on the postcard I received (<https://MonktonVT.com/Survey>) I was taken to the 2016 survey...you might want to be aware of that.

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consider carefully town sewer and water and the potential detrimental development effects this would have. do we want to be another Hinesburg? We're next as development preswure pushes south from Chittenden. Please do not underestimate this reality. Ask anyone - Monkton citizens like the rural character of our town.

Thank you PC for all your undying efforts!

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Wildlife habitat matters and should be emphasized.

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I'd support road improvements like ditching ONLY if the road crews work with the Tree Warden and others to use vegetation and fully follow the Road Manual from VTrans. ROCKS everywhere in ditches are not the answer! PLANTS stop and slow water flow better.

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I support rezoning for smaller lots, but only where it can focus density to the "village center" on the ridge, and similar. Apartments are more appropriate there. Consider if incentives for long-term rentals over short term "VRBO/AirBnB" can be appropriate and useful.

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Please keep in mind that a low response rate on a survey, (such as for the Town Forest survey, even though the majority of 25% of people who filled out the survey responded positively about a town forest), is not a mandate to proceed with any project. I am not interested in using taxpayer money to support a grocery store or common area or bike/walking trails. There was not enough business in town to support the Monkton General Store when it was a privately run business. We have a Town Hall that has common areas people can use. We do not need to try to designate more taxpayer money to another common area. Please be considerate of your less affluent neighbors and stop coming up with luxury projects such as bike paths around the pond and taxpayer funded grocery stores/common areas. It was irresponsible to use ARPA funds to purchase a town forest when that money could have gone toward road improvements. Most people are good stewards of their properties. We do not need more town regulations and oversight. A lot of land in Monkton is in conservation. We need more housing, and I do not think government should be interfering with the free market.

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Enforcing noise ordinances. Keeping Monkton a place of serenity and peaceful outdoors.

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Business - small or large is necessary to keep the funds to provide services to Monkton!

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Please act to restrict or eliminate short-term rentals (AirBnb, VRBO, etc.) in Monkton. They decrease the amount of affordable housing in communities, displace long-term residents, and contribute little to local economies outside of major tourist destinations. Short-term renters, by definition, have little interest or investment in maintaining good relationships with neighboring property owners, as they are just there for a good time and will be gone in a few days or a week, likely to be replaced by yet another like-minded tenant. Often, living next to one is akin to living next to a frat house.

Please also do not allow the construction of a walking path from the town hall to the school, at least not along the proposed Monkton Road route. Due to the already close proximity of many homes to Monkton Road, such a project would result in a huge infringement on many property owners, further denying them their right to the quiet enjoyment of their property. That right has already been greatly eroded by the tremendous increase in Monkton Road traffic over the past two decades due to loud and/or oversized vehicles. Please do not further aggravate the situation.

On the subject of traffic through town, can we promote traffic calming measures to reduce speed and discourage oversized vehicles and tourists from using Monkton town roads as a short-cut between Rts. 7 and 116? Such traffic has greatly increased with the advent of GPS navigation, but our roads and community were not designed to handle it safely and with minimal impact on our quality of life.

Thank you!

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I want the speed limit reduced to 25mph before and after the Monkton school. Also many overweight trucks use the road illegally

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Please remember that we are a small community with limited resources

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I love planning, increasing property taxes for making our town great needs to be a very controlled plan. Affordable housing means affordable taxes and utilities. Currently we don't pay for water and sewer. Our electricity bills are way too high. Propane is way too high. We had electricity for heat in the 80s. We transitioned to propane due to the rising costs. (The decommissioning of by yankee) The cost of power in New York and Colorado are substantially lower. The solar power comes with an outrageous upfront cost and the garbage costs of its panel retirement. I couldn't sell my hybrid car due to the battery replacement costs ( and disposal)!

I am concerned that the planning regs that are drafted by the planning commission don't always get enforced. For example, the driveways that have been allowed that haven't followed the grade requirements and that now cause havoc with the roads they drain into at the expense of Monkton tax payers.

Thank you for conducting this survey. The most important issue for me is access to a general store/gathering spot. The current owner of the Brick Store in Charlotte has done a fabulous job reinventing that space. I would love to see something similar in Monkton!

Keep in mind funding obligations and capacity to do the work.

I suggested senior housing in a survey many years ago. I would stay in Monkton if there were sr housing but may have to retire elsewhere. It's a great town with interesting people and upbeat flair. Thanks for conducting this survey.

Wish lists are helpful to gauge sentiment but nobody has to pay for their choices. I'm concerned about the Town incurring more costs and the ability of residents to pay taxes.

Many of these would/wouldn't support responses will be dependent on additional information.

I feel being prepared for more serious rain events must be included in future planning. Affordable housing and affordable day care are two of my main concerns for our community. We need to attract and retain young families in Monkton.

Question 16 is incomplete because it does not include indoor cordwood or wood pellet boiler systems. These boilers can be interconnected with solar hot water and/or oil/propane units.

Better storm control maintenance of the dirt roads in Monkton.

Speeding on Monkton Road

I really like the idea of town-wide, community gathering events such as the Monkton Open. I feel that has been under-advertised for folks to join and showcase what is in town, or to enjoy what is part of it. People need to have information in order to take part. Also, in the future, please use the term Childcare (not daycare), it shows greater respect for the work we do.

Keep Monkton a small quiet town. That's why people move to a smaller town. Monkton will need improvement to keep up with the times. But you need to look long term not short term. The bike path would not be cost effective.

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There needs to be less zoning regulations and more land owner freedom. This will alleviate housing shortages. The oppressive mound system requirements also hinder affordable housing.

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I firmly believe a physical coffee shop/cafe in town would be a great place for community members to meet up and have friendly & productive time to bond, as a town.

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I have concerns about a development on the east side of the ridge down in the dip. That is a very wet, swampy location which has standing water most of the time.

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I would very much like to see a town sign that informs of daily town meetings/events vs having to go looking in several places as to what is happening when and where. Not everyone has the time or technology to search out the various websites for information....not even those of us who are retired.

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Please...No socialism.

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Please...No socialism.

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I began this multiple times but was always stymied by the generalities. Almost everything sounds good but we can't do it all, so decisions have to be made. I'm not sure the data you gather here will be very useful when push comes to shove.

That said, KUDOS to all who serve on the board and are willing to tackle the issues to keep Monkton the special place it is and can be.

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