

**Town of Monkton
Development Review Board
AGENDA
Monday, October 27, 2025 @ 7:30pm
at Monkton Town Hall and on Zoom**

1. **Call to order**, determine quorum, and Review Agenda
2. **Public Comment** - Questions and Comments from the Public Not Related to Agenda
3. **New Business**
 - a. **Continuation of 2025-11-DRB Conditional Use Permit Bendrienne LLC (Adrienne & Ben Raphael), 216 Monkton Ridge.** PID 13.101.062.000. Seeking to renovate a garage into a store and apartment.
 - b. **Continuation of 2025-12-DRB Conditional Use Permit. BEVO, LLC, 1823 Monkton Road.** PID 14.101.154.000. Seeking a Conditional Use permit to update a structure to a 1-bedroom dwelling unit with catering business and eight (8) employees.
 - c. **2025-13-DRB Sketch Plan Review Jaime Schulte & Sabrina Bateman & Lynn Bateman, 156 Coon Club Road,** PID 08.230.003.000. 2-lot subdivision.
4. **Regular Business**
 - a. Zoning Administrator Update
 - i. Upcoming projects & schedule (Layn Farm Nov. 10, TNC Nov. 24)
 - ii. Other updates
 - b. Review Meeting Minutes
 - i. Minutes of 9/22/2025 & 10/13/2025
 - c. Decision Letters
5. **Adjournment**

Zoom link:

<https://us02web.zoom.us/j/8024533800?pwd=QnlTb20weWwxTEhuSmZ2RENYR3ZzUT09>

Alternatives to the link: go to zoom.us on a web browser (or open your Zoom app) and select Join Meeting or if joining by phone call (646)558-8656. Enter meeting ID: 802 453 3800 and passcode 1762

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