

## MONKTON PLANNING COMMISSION MINUTES

October 7th, 2025

Approved: October 21st, 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], Jessica Demeritt [Selectboard Chair]

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

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

- Concerns that the proposed FLU Map, which uses existing property parcel and zoning boundaries to define its development tier zones, does not accurately integrate certain information such as soil type and current development. This information would be very helpful in determining the areas of Monkton most likely to have the infrastructural capacity for new housing construction.
- Potential changes to the Vision Statement for the R 1-V High Density Village District in the town's Unified Planning Document (UPD) to align with proposed FLU Map changes.
- Potential changes to the dimensional standards within the R 1-V High Density Village District of Monkton to align with proposed FLU Map changes.
- A review of the permitted and conditional uses outlined in the town's UPD, and discussion around changes to align with proposed FLU Map changes.

Adam Lougee plans to return for the Planning Commission meeting on October 21st to continue discussing next steps.

Wendy Sue Harper moved to review the minutes from the October 7th meeting of the Planning Commission, seconded by Debra Sprague. A change was made to add the guests' full names. Sam Burr moved to approve the notes as amended, seconded by Adam Miller. The amended notes were approved unanimously.

There was no mail.

There was discussion about the Town Survey results. With Act 181 and FLU Mapping taking up more time over the past few months than initially anticipated, the Commission decided to eschew a formal review and prepare and release the results of the survey to the public as soon as possible.

Ivor Hughes moved to adjourn, seconded by Sam Burr. Approved 6-0 & adjourned at 8:36 pm.

These minutes submitted by Adam Miller