

## MONKTON PLANNING COMMISSION MINUTES

November 4th, 2025

Approved: November 18th, 2025

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

**Guests present:** Adam Lougee [Addison Country Regional Planning (ACRPC)]  
Stephen Pilcher [Development Review Board (DRB)]

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

Sam Burr moved to review the minutes from the October 21st meeting of the Planning Commission, seconded by Wendy Sue Harper. Changes were made to add the "Clerk" title to references to Adam Miller, change the word "bookkeeping" to "recordkeeping", and adjust the meeting date, which had been entered incorrectly.

There were 2 pieces of mail, a notification of the Select Board's decision to discontinue service of Morse Road and a copy of the Zoning Report.

Stephen Pilcher [DRB] joined the Commission to discuss three items the DRB had encountered:

- The application of Conditional Use regulations to On-Farm Businesses
- Regulations surrounding the approval status for changes to a non-conforming lot.
- Interpretation questions around Section 900, Article B of Monkton's Unified Planning Document, specifically open space requirements and Planned Unit Developments.

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

- Proposed alterations to the structure of Conditional and Permitted Uses throughout Monkton
- Proposed expansion of 2-acre zoning
- The interpretation of Forest Block and Wildlife Connectivity vis a vis the proposed FLU maps
- The feasibility of future development within proposed areas of increased housing density allowances.

Adam Lougee will return for the Commission meeting on November 18th to continue discussing next steps.

The Shade Tree Plan recently shared by Town Tree Warden Mark Boltz-Robinson will be completed in short order, at which point Warden Boltz-Robinson will be invited to discuss it with the Commission.

There was discussion around work to be performed by the Commission in the near future, including budget submission and composition of their input for the 2025 Monkton Town Report.

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

These minutes submitted by Adam Miller, Clerk