

Monkton Development Review Board
Meeting Minutes
Monkton Town Hall & via Zoom
December 22nd, 2025
(Approved: TBD)

Attendance:

DRB Members Present: Jaime Schulte (Vice-Chair), Stephen Pilcher, Scott Gordon, Curtis Layn (Chair), Michael Brennan, Chris Acker

DRB Members Absent: Mark Boltz-Robinson

Others in Attendance: Don Mannigan

- 1) **Call To Order and determine quorum; Review Agenda**
 - a) The meeting was called to order at 7:30PM by J. Schulte with 6 members present. C. Layn joined shortly after 7:30.

- 2) **Public Comment** - Questions and Comments from the Public Not Related to Agenda
 - a) D. Mannigan asked the Board some questions about the visibility of meetings, agendas, etc., on the website and calendar and offered suggestions for improvement and regarding increased community engagement with the business of town committees.

- 3) **Regular Business**
 - a) Decision letters
 - i) **2025-12-DRB Conditional Use BEVO, LLC Decision Letter**
 - (1) The Board reviewed the accuracy and completeness of the draft decision letter.
 - (2) Removal of additional information not related to the Conditional Use permit.
 - (3) **S. Pilcher moved to accept the 2025-12-DRB Conditional Use Bevo, LLC Decision Letter as amended. M. Brennan seconded. The vote passed 5-0-1.** C. Acker abstained due to not being present for the 12/08/2025 meeting.
 - ii) **2025-01-DRB Conditional Use Riverflow Community Decision Letter**
 - (1) The Board reviewed the accuracy and completeness of the draft decision letter.
 - (2) **S. Pilcher moved to accept the 2025-01-DRB Conditional Use Riverflow Community Decision Letter as amended. M. Brennan seconded. The vote passed 5-0-1.** C. Acker abstained due to not being present for the 12/08/2025 meeting.

- 4) **Adjournment**
 - a) **S. Pilcher moved to adjourn the meeting at 8:07pm. C. Layn seconded. The vote passed 6-0-0.**

Minutes taken by Mickey Schwarz