

MONKTON PLANNING COMMISSION MINUTES

January 6th, 2026

Approved: January 20th, 2026

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

Guests present: Adam Lougee [Addison County Regional Planning Commission (ACRPC)], Lisa Burns [Monkton Town Assessor], Susan Gulrajani [Monkton Town Zoning Administrator], Susan Stasny [Monkton Conservation Commission]

The meeting was called to order by Marilyn Cargill at 7:02 pm.

Stephen Pilcher moved to review the minutes from the December 16th meeting of the Planning Commission, seconded by Sam Burr. The minutes were approved unanimously with no changes.

There was no mail.

Susan Gulrajani joined the Planning Commission for a periodic report on the nature and amount of work that she's been performing. Ms. Gulrajani reported the following for the calendar year 2025:

- 45 Building Permits issued, 1 denial
- 8 Certificates of Compliance issued
- 7 Certificates of Occupancy issued
- 2 Zoning complaints received from residents of Monkton

A discussion of the town's zoning affairs ensued. Some of the specific topics covered included:

- Pre-emptive, informal contact with potential permit applicants lowering denial numbers.
- The nature of the problems encountered during the Accessory Dwelling Unit permitting process.
- The factors driving the Selectboard's recent approval of more hours for the Zoning Administrator
- The general process by which Ms. Gulrajani conducts her meetings with applicants.

The Commission thanked Ms. Gulrajani for continuing her tremendous work.

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

- Adjustments to the current draft FLU map's Village Center area in the Pond Rd. area., pinning the border of the area to the VELCO line.
- Discussion of multiple areas of proposed expansion of 2-Acre zoning, including Monkton Rd., East Monkton, and other areas.
- Discussion around changing some current 2-Acre zoning areas to 5-Acre zoning. Stephen Pilcher moved to vote to keep all 2-Acre zoning as-is on the proposed FLU map, seconded by Sam Burr. The Vote passed 6-1 with Adam Miller voting Nay.
- The schedule of the numerous deadlines associated with the FLU Maps approval process.
- Discussion of the creation of a Wildlife Crossing Overlay District, as well as the current status of the Ridgeline Overlay District.

Adam Lougee will return for the Commission meeting on January 20th to continue discussing next steps.

Adam Miller moved to adjourn, seconded by Stephen Pilcher. Approved 7-0 & adjourned at 8:41 pm.

These minutes submitted by Adam Miller, Clerk