

MONKTON PLANNING COMMISSION MINUTES

January 20th, 2026

Approved: February 3rd, 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: Jaime Schulte, Susan Stasny [Monkton Conservation Commission (MCC)], Ann Johnston-Miller [MCC]

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

Sam Burr moved to review the minutes from the January 6th meeting of the Planning Commission, seconded by Stephen Pilcher. An adjustment of Lisa Burns' title to Assessor was noted. The amended notes were approved unanimously.

There was no mail.

There was discussion of the numerous items potentially requiring updating in Monkton's Unified Planning Document (UPD) listed in the Co-Chair's Agenda.

There was discussion around inter-committee communication within the town. Given the scale and scope of the proposed Future Land Use (FLU) maps currently in development, it was agreed that more frequent exchange of information is called for. Individual liaisons for relevant boards and committees were reviewed.

Jaime Schulte (acting independent of his roles on other town committees) submitted to the Commission an outline of some potential structural options for the Town's Overlay Districts, as well as some suggestions for specific guidelines. There was general discussion about the contents thereof, and an assignment for all members of the MPC to familiarize themselves with it.

Stephen Pilcher gave an update from the Development Review Board (DRB). There was discussion about the Addison County Regional Planning Commission's (ACRPC's) plans on submitting their draft Regional Plan this week to the Land Use Review Board (LURB). Also discussed was a case regarding a change of use that came in front of the DRB, leading to more general discussion about the permit review process.

Adam Lougee will be invited to return for the Planning Commission meeting on February 3rd to continue discussing next steps.

There will be no meeting of the Planning Commission on Tuesday, March 3rd due to Town Meeting Day.

Adam Miller moved to adjourn, seconded by Ivor Hughes. Approved 7-0 & adjourned at 8:19 pm.

These minutes submitted by Adam Miller, Clerk