

MONKTON PLANNING COMMISSION MINUTES

February 3rd, 2026

Approved: February 17th, 2026

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 County Regional Planning Commission (ACRPC)], Susan Stasny [Monkton Conservation Commission (MCC)], Ann Johnston-Miller [MCC]

The meeting was called to order by Marilyn Cargill at 7:01 pm.

Sam Burr moved to review the minutes from the January 6th meeting of the Planning Commission, seconded by Ivor Hughes. Guests Susan Stasny and Ann Johnston-Miller's Commission affiliations were incorrect; a correction to their role with the Monkton Conservation Commission was made. Additionally, notes were added pointing to the assignment of reading Jaime Schulte's Overlay District document. The amended notes were approved 6-0.

There was one piece of mail, Schedule G of the Riverflow Act 250 Permit.

Adam Lougee presented the MPC with two options outlining potential boundaries and regulatory structures for the proposed Overlay District(s) Monkton is considering to meet the stated goals of Act 171. Broadly, these are:

- 1) To maintain all current Overlay Districts, and create an additional Overlay District acknowledging wildlife crossings as identified by Arrowwood Consulting in 2022.
- 2) To condense the existing system of Overlay Districts into 3 Districts, generalizing the zoning regulations within those districts to best cover the variety of concerns currently addressed by multiple Districts. The current Ridgeline and Floodplain Districts would retain their current boundaries and regulations.

There was discussion of these options, touching on concerns including but not limited to landowner development freedom, the data underlying the boundaries and regulations of the proposed Districts, the impact of privately conserved lands, and the differences in restrictiveness between a Conservation District and an Overlay District.

The MCC was asked to provide information around the Arrowwood Natural Resource Inventory from 2022, specifically regarding the dates, content, definitions, and interpretations of data collected.

MPC Member Ivor Hughes composed a document outlining the scope of regulations in extant Overlay Districts, and there was discussion around this. The document's focus on regulatory intricacies makes it more appropriate to discuss once boundaries have been established. As such, all members of the Commission were asked to familiarize themselves with it and be prepared to discuss it further at the February 17th meeting of the MPC.

Ivor Hughes moved to adjourn, seconded by Sam Burr. Approved 6-0 & adjourned at 8:39 pm.

These minutes submitted by Adam Miller, Clerk