

**Monkton ANAC Draft Minutes**  
**Wednesday 18 February 2026**  
**6:30 pm**  
**In-person–Monkton Town Hall Offices**

Members: [attending] Laura Farrell (Chair), Debbie Houghton, (Vice Chair), Susan Mahony, John Meija (Digital Wiz), Peter Huber (Clerk), Jaime Schulte

Absent: Susan Mahony, Jamie Schulte (Alternate)

Guests: Sam Burr, Planning Commission Liaison to ANAC

1) The meeting was called to order at 6:37pm, with a quorum of 4.

2) Agenda changes:

We need to add info to Jan minutes

3) Approve minutes of the 9 Dec and 14 Jan meetings:

Dec 9: Approve (3-0-1) Laura, Debbie

Jan 14: Not taken up at this meeting.

4) Updates:

- Raven Ridge, parking, conservation & rec, back trails: NA
- The Nature Conservancy: Laura update on progress on transition near Raven Ridge.
- Personnel: We will consider upcoming personnel changes after Town Meeting

5) Sam Burr, Planning Commission Liaison, joined the meeting (6:47pm) for the purpose of providing information on changes in land use regulations and to offer ANAC the opportunity to provide relevant information to the Planning Commission.

Planning Commission update: We have a general housing crisis. The Planning Commission (PC) is considering a state request to consider zoning language supporting Act 171 (Forest Fragmentation) and Act 181 (Housing). The PC has updated the Town Plan and is now working on the Unified Planning Document (UPD; zoning regulations). Act 181 reflects some Act 250 changes. Monkton has been adding an average of 10 housing units annually and has been asked to add 25 units annually. The number of houses in an area depends on permeability and zoning. Issues include conservation of valuable ecological areas, and where to put more development. Suitable areas for septic systems is an issue. Tier 1 and Tier 2 approaches to land mapping are underway, though they haven't been fully defined yet. Village District factors in. Development of a proposed district is being considered along paved roads. Addison County Regional Planning (ACRCP) is also making maps. Monkton, ACRCP, and Act 250 maps are under changes now. Town UPD may be a 2 year process.

[The following are additional notes that resulted from the discussion between ANAC and Planning Commission liaison, Sam Burr:

The Land Use regulations will require the creation of “overlay districts” in Monkton. These would be designed to address forest blocks and connectivity. While Monkton needs to address the new regulations, guidance for this is still emerging.

Rural housing systems like the Twin Ridge PUD are costly (cost of construction, installation of septic systems, the need for cars, the need to plow and maintain community driveways, property taxes).

The question arose: If Monkton will be required to add 25 new homes per year, what will become of new units if no longer occupied due to trends indicating general population decline?

How to effectively and efficiently identify high priority conservation needs in Monkton. (Monkton is rich in sensitive natural areas. Wildlife is repopulating due to long term recovery of forest lands. Monkton has more areas identified by the state as having high ecological value than many towns, especially in this area/region.)(Example: Special rules might need to apply in overlay districts that contain wildlife, natural heritage sites, white cedar, deer yards, etc.)

A historical note underscores the changes Monkton is witnessing in forestation and agricultural land: In 1860 ~80% of Monkton was clear cut, but now 80% is forested. This includes former agricultural land that is reverting to forestation. What are the implications for protection? What kind of land use protection do we want in Monkton? What unique protections may work in Monkton?

A large portion of Monkton is in Use Value Appraisal (aka; Current use). Many owners did not place the entire property into UVA, and we need to ID which areas of a given property/parcel are enrolled. Need to address parcel by parcel for accurate account of protected lands. How will knowledge of the parcels’ coverage change the town planning overlays? VT Land Trust may have resources.

How can Monkton effectively respond to regulatory changes and conserve as much AG land as possible?]

#### 6) Town Meeting Prep

- Info graphic update: Considered new design to info graphic. John agreed to create a graphic to accompany the information graphic.
- Info Table at Town Meeting. ANAC will have a separate table to include graphic displaying ANAC’s history of achievement in conserving land in Monkton and project spreadsheet. Debbie will bring a table, John will update and print the Infographic.

#### 7) Aggregate forest projects: Update: Laura provided general update on projects

One project is working towards closing at the end of 2026 or in early 2027. Closing of an approved project may be later in Spring and not March, as we had planned.

#### 8) Other Business: No new business

#### 9) Confirm dates, times, locations/zooms

- March: Thursday March 19 @ 6:30 (live at Town Hall)
- April: Wednesday, April 16 @ 6:30 (at Town Hall unless otherwise indicated.)

10) Review Minutes: Minutes were reviewed and edited, and await consideration at the March 19 meeting.

(John left at 8:02—but a quorum exists)

11) Adjourned at 8:03. Laura moved, Peter seconded (3-0-0).

Respectfully submitted,  
Peter Huber, Clerk

DRAFT