

MONKTON PLANNING COMMISSION MINUTES

May 6th, 2025

Approved: _____

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

Visitors: Adam Lougee (ACRPC), Don Mannigan, Jaime Schulte (Monkton DRB), Jennifer Erwin (ACRPC), Jim Pulver (ACRPC), Shannon Haggett (ACRPC) Stephen Pilcher (Monkton DRB),

The meeting was called to order by Marilyn Cargill at 7:00 pm, at which time the concurrent session of the ACRPC Governance Committee was convened.

The ACRPC representatives shared feedback regarding the town plan. In addition to highlighting minor proofreading, format, and information clarity concerns, guidance that directly addressing Accessory Dwelling Units as well as relevant components of the Act 181 legislation would be helpful. Positive feedback was given regarding the presentation of data, the high number and information density of included maps, and community involvement efforts. Jennifer Erwin moved to confirm and recommend the Monkton Town Plan, Jim Pulver seconded, and the ACRPC Governance Committee voted unanimously to approve. The ACRPC subsequently adjourned their session.

Jamie Sculte, member of both the Development Review Board and the Town Forest Committee, gave an impromptu update on the Town Forest's progress at Adam Lougee's request.

Steve Pilcher, member of the Development Review Board, inquired about section 905(b) of the UPD, specifically regarding the inclusion of the "rental or lease" language therein. Guidance was given by Adam Lougee that it was merely exemplary and not meant to imply any additional requirement.

Adam Lougee, Executive Director of the Addison County Regional Planning Commission, gave an overview of Act 181, legislation designed to simultaneously address housing and ecological conservation goals by creating zones where certain development would be mostly exempt from Act 250 review. Monkton's lack of water and sewer infrastructure dictates that the area determined by ACRPC to constitute the Village Area will be subject to Tier 1B classification. Mr. Lougee presented a Future Land Use (FLU) Map with a proposed Village Area centered on Monkton Pond / Cedar Lake.

Discussion followed regarding the placement of the designated Village Area, touching on geology and septic suitability, conserved parcels, and proximate ecologically sensitive areas. Adam Lougee will take this feedback to ACRPC for consideration, and will present the updated FLU Map at the May 20th session of the Monkton Planning Commission.

Ivor Hughes moved to adjourn, seconded by Sam Burr. Approved unanimously and adjourned at 9:01 pm.

These minutes submitted by Adam Miller