

MONKTON PLANNING COMMISSION MINUTES

July 15th, 2025

Approved: _____

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

Visitors: Stephen Pilcher (Monkton Development Review Board), Justin Lloyd-Miller, Chuck Soule

The meeting was called to order by Wendy Sue Harper at 7:00 pm.

Ivor Hughes moved to review the minutes, seconded by Wendy Sue Harper. Following review, Sam Burr moved to approve the minutes as submitted, seconded by Adam Miller. The notes were approved 6-0.

There were 14 survey postcards returned as undeliverable, as well as a completed hard copy of the survey. The names and addresses will be updated on the mailing list and provided to the Town Clerk.

Two Monkton residents, Justin Lloyd-Miller and Chuck Soule, had expressed interest in joining the Commission, and were welcomed formally by all members.

There was discussion around preliminary survey results. Feedback from the community generated ideas to have members of the Planning Commission have a table at recycling on July 26th and leave paper copies in relevant town locations. This should help the survey to meet or exceed the response rate of the last survey.

It was decided that there will be a Planning Commission table at Monkton Days on August 17th,

Ivor Hughes reviewed his work summarizing the Bicycle & Pedestrian Scoping Document. Edits were made to remove now-outdated references to financial estimates. Wendy Sue Harper moved to send the amended Document to Town Administrator Stan Willbur, which was seconded by Sam Burr, and approved 6-0.

Adam Lougee from the Addison County Regional Planning Commission has notified us that he plans on joining the commission to discuss potential changes to Monkton's Unified Planning Document (UPD) at the next meeting on August 5th. The Commission discussed the Statement of Work provided to Adam, as well as specific potential changes to the UPD that will benefit from his feedback.

The Commission discussed the logic underpinning the zoning districts, and whether it would be worth reviewing to bring more into line with the current scientific and regulatory environment.

Stephen Pilcher (DRB) asked the Commission to review Section 905 of the UPD to clarify a question regarding the dissolution of a boundary between neighboring parcels owned by the same individual.

Adam Miller moved to adjourn, seconded by Debra Sprague. Approved unanimously & adjourned at 8:37 pm.

These minutes submitted by Adam Miller