

**Town of Monkton  
Development Review Board  
AGENDA  
Monday, August 11, 2025, 7:30pm  
at Monkton Town Hall and on Zoom**

1. **Call to order**, determine quorum, and Review Agenda
2. **Public Comment** - Questions and Comments from the Public Not Related to Agenda
3. **New Business**
  - a. **Sketch Plan Review #2025-11-DRB of Adrienne Raphael for Conditional Uses at 216 Monkton Ridge in the Pond Overlay District.** Renovations may include a 2nd-floor apartment and 1st-floor general store and cafe, with updated wastewater for commercial use, increased parking, etc.
  - b. **Sketch Plan Review #2025-10-DRB of Curtis Layn for a 2-lot subdivision at 485 Hardscrabble Rd.**
4. **Regular Business**
  - a. Zoning Administrator Update
    - i. Upcoming projects & schedule
    - ii. Other updates
  - b. Review Meeting Minutes
    - i. Minutes of July 28, 2025
5. **Old Business**
  - a. Clarification from the Planning Commission on lot lines
  - b. DRB feedback to the Planning Commission on the UPD
  - c. Decision Letters
  - d. DRB Clerk role
  - e. State ethics training due by 9/25
6. **Adjournment**

**Zoom link:**

<https://us02web.zoom.us/j/8024533800?pwd=QnlTb20weWwxTEhuSmZ2RENyR3ZzUT09>

**Alternatives to the link: go to zoom.us on a web browser (or open your Zoom app) and select Join Meeting or if joining by phone call (646) 558-8656. Enter meeting ID: 802 453 3800 and passcode 1762**

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