

## MONKTON PLANNING COMMISSION MINUTES

August 5th, 2025

Approved: September 2nd, 2025

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

**Visitors:** Henry Boisse, Lou Fonte, Stephen Pilcher (Monkton Development Review Board), Adam Lougee (Addison Country Regional Planning Commission)

The meeting was called to order by Marilyn Cargill at 7:00 pm.

Sam Burr moved to review the minutes, seconded by Wendy Sue Harper. An amendment was noted that the meeting was called to order by Marilyn Cargill, not Wendy Sue Harper. Adam Miller moved to approve the amended minutes, seconded by Wendy Sue Harper. The amended minutes were approved 6-0.

Since the last meeting, 15 paper copies of the survey came in the mail, along with a handful of returned postcards. The names and addresses of returned postcards have been updated on the mailing list and provided to the Town Clerk, and all surveys have been entered. Ivor Hughes' outreach at the Monkton recycling center yielded multiple surveys being handed out and completed. The survey will be closed immediately. Additionally, the Planning Commission was notified that the Selectboard is considering the discontinuation of Morse Rd.

Two Monkton Residents, Henry Boisse and Lou Fonte, attended the meeting with questions about the nature of many of the survey questions. Given the preliminary nature of the results, it was agreed that the Commission would contact them to join us when more formal results were in hand.

Stephen Pilcher from the DRB asked for an interpretation of which way the town's Unified Planning Document (UPD) would point on a proposed lot boundary dissolution between conjoined lots owned by the same individual. The proposal in question would be addressed under the Planned Unit Development rules, and therefore the right of the property owner to dissolve this boundary exists in section 905(b) of the UPD.

Adam Lougee from ACRPC reviewed the proposed Future Land Use (FLU) map. Discussion topics included:

- Applying R-1V zoning to the new Village Area and Village Center FLU regions
- Possibly adjusting minimum plot sizes within new Village Area and Village Center FLU regions.
- Adjustments to the definition of R-1V zoning in the UPD
- Conditional & Permitted Use language in the new Village Area and Village Center FLU regions.

There was discussion about the table that the Planning Commission will have set up during Monkton Days on August 17th.

Adam Miller moved to adjourn, seconded by Sam Burr. Approved 6-0 & adjourned at 8:50 pm.

These minutes submitted by Adam Miller