

MONKTON PLANNING COMMISSION MINUTES

February 17th, 2026

Approved: March 17th, 2026

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

Guests present: Adam Lougee [Addison County Regional Planning Commission (ACRPC)], Hannah Andrew [ACRPC], Jaime Schulte [Monkton Development Review Board (DRB)], Susan Stasny [Monkton Conservation Commission (MCC)], Ann Johnston-Miller [MCC].

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

There were two pieces of mail: A proposed Land Use Permit for 57 Cedar Lane, and a letter from resident Adrienne Raphael directing attention to the Northern Border Regional Commission (NBRC) Catalyst Grant program.

Due to the use of Town Hall for Town Meeting Day, there will be no meeting of the Monkton Planning Commission (MPC) on March 3rd. The next meeting of the MPC will be on March 17th.

Adam Miller moved to review the minutes from the January 6th meeting of the MPC, seconded by Sam Burr. The spelling of Adam Lougee's name was corrected. The amended notes were approved 6-0.

Hannah Andrew, GIS Manager & Natural Resources Planner at ACRPC, joined by her colleague Adam Lougee, joined the MPC to discuss options for the structuring of Monkton's proposed Overlay District rubric. Discussion topics included:

- The different data sets available to guide boundary and policy decisions.
- The structural and geographic differences between the options currently being considered.
- The ease of use different proposals provide to Monkton residents and the DRB.
- The motivations and bureaucratic processes behind previous Overlay District decisions.
- The advantages and challenges presented by the current Overlay District structure.
- The advantages and challenges of the options currently being considered.

Hannah was asked to provide a map outlining an updated Overlay District structure based on the discussion, which will be presented at the next MPC meeting on March 17th.

The MPC discussed Adrienne Raphael's email and the NBRC Grant mentioned in it. The grant is designed to support basic infrastructure upgrades and community revitalization efforts, aiming to maintain and add to the region's workforce. While this opportunity dovetails with the previously conducted Complete Streets report initially commissioned by the MPC, the authority to apply for this Grant appears to rest solely with Monkton's Selectboard.

Stephen Pilcher moved to adjourn, seconded by Sam Burr. Approved 6-0 & adjourned at 8:41 pm.

These minutes submitted by Adam Miller, Clerk