

## MONKTON PLANNING COMMISSION MINUTES

March 17th, 2026

Approved: \_\_\_\_\_

**Members Present:** Marilyn Cargill (Co-chair), Wendy Sue Harper (Co-chair), Adam Miller (Clerk), Debra Sprague, 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)]

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

Debra Sprague moved to review the minutes from the February 17th meeting of the MPC, seconded by Adam Miller. The notes were approved as submitted 5-0.

There were five pieces of mail:

- A Certificate of Service for the project at 57 Cedar Ln. from the Division for Historic Preservation
- A Wastewater Permit for the project at 57 Cedar Ln. from the Department of Environmental Conservation
- A draft of the Town of Ferrisburgh's draft FLU Regulation Proposal from the Town of Ferrisburgh
- A question from Rachel Guy regarding the status of the Planning Commission's review of Accessory Dwelling Unit (ADU) maximum size regulations. These changes are likely to be discussed and included in the Unified Planning Document and Zoning Regulation proposal to be eventually sent to the Selectboard.
- A request from Anne Guillemette to obtain copies of previous versions of Monkton's Unified Planning Document (UPD) and Zoning Regulations. This resulted in all previous versions being posted on the town's website.

Hannah Andrew, GIS Manager & Natural Resources Planner at ACRPC, and her colleague Adam Lougee, joined the MPC to discuss the following items:

- The structure and composition of the proposed Overlay District maps created to conform to the Commission's requests from the February 17th meeting.
- The increased scope of overlay districts and relevant impacts on landowners.
- The relationship between scientific rigor, historical precedent, and political feasibility in developing the maps and regulations being proposed.
- The best way to structure and present maps and regulation changes to the Select Board and Monkton residents to ensure full understanding of the motivations and goals of said changes.
- The upcoming Selectboard meeting on April 28th, at which Adam Lougee from ACRPC will be on site to discuss their recently released Regional Plan.

The MPC will be electing its officers in April as per its bylaws.

The Vermont League of Cities and Towns is offering a webinar on March 19th on Open Meeting Laws. Multiple MPC members expressed interest in attending.

The DRB and MPC chairs have agreed that a combined meeting with both bodies would be advantageous in the development of the proposed regulatory framework. This will be scheduled at some point in the near future.

Stephen Pilcher moved to adjourn, seconded by Adam Miller. Approved 5-0 & adjourned at 8:38 pm.

These minutes submitted by Adam Miller, Clerk