

MONKTON PLANNING COMMISSION MINUTES

April 7, 2026

Approved: _____

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

Guests Present: Adam Lougee (Addison County Regional Planning Commission)

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

Sam Burr moved the minutes of March 17th meeting seconded by Debra Sprague. Several minor edits were suggested. Sam Burr moved the minutes as amended, Ivor Hughes seconded. Motion pass unanimously.

There were two pieces of mail:

- Act 250 notification regarding Riverflow project
- Act 250 notification regarding project on Turkey Lane

Adam Lougee, Director of ACRPC, joined the MPC to discuss the following items:

- Levels of Overlay Regulations Maps. Maps were presented which showed three levels of regulations, No Build, Build with Some Overlay Regulation, and No Overlay Regulation. Two different maps were considered, one based on the current zoning districts and one based on the proposed new regulations. The map of the proposed regulations has 92% of parcels having some restrictions. leading to concerns about property rights and development costs. The commission debated reducing the level of protection by using only 2% wildlife corridors and highest priority forest blocks, with Adam agreeing to create a modified map reflecting these preferences. Adam is also going to work on creating draft language for the new overlay districts.
- The committee discussed whether the current CON-P Conservation District, Prohibited could be eliminated by having the Forest District be included in the Forest Overlay District. It was agreed that for the Wetlands District could be eliminated and have Class 2 wetlands default to the state regulations.
- Adam Lougee and Marilyn Cargill will attend the Selectboard meeting on April 28th to discuss the new Regional Plan and the work that the Monkton Planning Commission is doing.

The MPC held an organizational meeting chaired by Wendy Sue Harper to elect new officers. Wendy Sue Harper nominated Adam Miller as Clerk, seconded by Sam Burr. Adam Miller was elected unanimously. Stephen Pilcher nominated Wendy Sue Harper and Marilyn Cargill as Co-Chairs seconded by Sam Burr. Wendy Sue Harper and Marilyn Cargill were elected Co-Chairs unanimously.

Stephen Pilcher gave an update regarding current issues at the Development Review Board.

It was decided to wait for the quarterly update from the Zoning Administrator until the first meeting in May.

Meeting adjourned at 8:40

Minutes submitted by Stephen Pilcher