

MONKTON PLANNING COMMISSION MINUTES

April 21, 2026

Approved: _____

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

Members Absent: Stephen Pilcher

Guests Present: Adam Lougee (Director, Addison County Regional Planning Commission [ACRPC]), Jaime Schulte (Development Review Board [DRB])

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

Debra Sprague moved the minutes of March 17th meeting seconded by Sam Burr. Several minor edits were suggested. Sam Burr moved the minutes as amended, Debra Sprague seconded. The motion to accept the minutes as amended passed unanimously.

There was no mail.

Adam Lougee (ACRPC) joined the Commission to discuss the following items:

- Levels of Overlay Regulations Maps: Maps outlining the top 2% (rather than top 5%) of Wildlife Crossings were presented to the Commission. These maps release a number of parcels from potential development regulation in some portions of the town but also result in lower forest block connectivity. The Commission agreed that the primary data for decisionmaking on Natural Resources mapping questions will be the Natural Resources Inventory conducted by Arrowwood in 2023.
- Wetlands Overlay District: Adam Lougee (ACRPC) was asked to draw up language that eliminates the Wetlands Overlay District, instead tying development in Wetland areas to the State's regulatory framework.
- Digital Map Resources: Adam Lougee was asked to look into the possibility of a parcel-by-parcel map that could provide landowners with detail as to which Overlay Districts affect potential development on their parcel.
- Conditional Use and Setbacks: There was discussion around the appropriate delegation of authority between the Zoning Administrator and the DRB, as well as the need for as much clarity and simplicity of regulations as is possible.

- Alteration of Proposed Village Center: The Land Use Review Board (LURB), charged with approving all Future Land Use (FLU) maps, gave guidance that the proposed Village Center is not fully compliant, and suggested two separate Village Centers. The Commission agreed to adopt the suggested change.

It was once again decided to push back the quarterly meeting with the Zoning Administrator until at least the second meeting in May.

Ivor Hughes moved to adjourn, Adam Miller seconded, approved unanimously. Adjourned at 8:46.

Minutes submitted by Adam Miller, Clerk