

MONKTON PLANNING COMMISSION MINUTES

May 5, 2026

Approved: May 19, 2026

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

Members Absent: Wendy Sue Harper (Co-Chair)

Guests Present: Adam Lougee (Director, Addison County Regional Planning Commission [ACRPC]), Susan Stasny (Chair, Monkton Conservation Commission [MCC])

The meeting was called to order by Marilyn Cargill at 7:01 pm.

Sam Burr moved the minutes of the April 21st meeting, seconded by Adam Miller. The motion to accept the minutes as presented passed 5-0, with Stephen Pilcher abstaining.

The Vermont League of Cities and Towns sent packages to Sam Burr, Ivor Hughes, and Adam Miller outlining the resources available to them via the Municipal Access Portal.

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

- Dual Village Centers: At the suggestion of the Land Use Review Board (LURB), a new Future Land Use (FLU) map was developed wherein both Monkton Ridge and Monkton Boro are considered Village Centers and Village areas designated for Tier 1B classification connect them. There was discussion of how Village Center designation allows some building owners access to tax credits and other benefits. Stephen Pilcher moved to approve the amended map, seconded by Adam Miller. The motion was approved 6-0.
- Selectboard Appearance: Co-chair Marilyn Cargill and Ivor Hughes, as well as Adam Lougee, met with the Selectboard on April 28th. Items of discussion at the meeting included the timeline for finished FLU maps, the process for opting in or out of Tier 1B designations, and the reduction or removal of Tier 3 and “Road Rule” aspects of Act 181.
- Zoning Overlay District Mapping: Adam Lougee presented the Commission with a simplified map created by ACRPC outlining a) “no-build” areas where development is prohibited, b) areas where development will be affected by Overlay Districts, and c) areas where no Overlay Districts will affect development. Stephen Pilcher moved to approve the map, seconded by Debra Sprague. The motion passed 6-0.

- Potential Site Plan Approval Process Changes: 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. Increased clarity in guidance would allow for the Zoning Administrator to handle a higher percentage of Site Plans without involving the Development Review Board (DRB). Toward this end, Adam Lougee will continue working on Mitigation Plan language, and Susan Stasny agreed to work with the rest of the Monkton Conservation Commission to draft some sample Management Plans to be presented to the MPC at the June 16th meeting.
- Conservation District, Prohibited (CON-P) District: Last week the MPC voted to do away with the Conservation District, Prohibited (CON-P) in the package of proposed zoning changes that are being developed by the Commission. It was noted that this will do away with the 25-acre minimum lot size, which may cause adverse consequences.

Town Zoning Administrator Susan Gulrajani will be asked to join the MPC at their next meeting on Tuesday, May 19th for a quarterly update.

Ivor Hughes is working with Town Administrator Stan Wilbur to apply for a grant surrounding implementation of some recommendations from the recently conducted Bicycle & Pedestrian Study. These plans include the installation of "share the road" signs, making a walking path on the side of the road at the high point of Pond Rd., and investigation of lowering the speed limit on Pond Rd. to 30 mph.

Ivor Hughes brought up that the Town's currently dormant Housing and Energy Committees could be very helpful to the Town of Monkton as it addresses the many goals and mandates presented to it by its residents, the State, and others.

Adam Miller moved to adjourn, Stephen Pilcher seconded, approved 6-0. Adjourned at 8:33.

Minutes submitted by Adam Miller, Clerk