

MONKTON PLANNING COMMISSION MINUTES

May 19, 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: Susan Gulrajani (Monkton Town Zoning Administrator [ZA]), Susan Stasny (Chair, Monkton Conservation Commission [MCC])

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

Adam Miller moved to review the minutes of the May 5th meeting, seconded by Debra Sprague. An inaccurate acronym was corrected. The motion to accept the minutes as amended passed 4-0, with Wendy Sue Harper abstaining and Sam Burr not yet present.

Two emails were received from Monkton Residents Callie Brynn and Louise Watson regarding their strong opposition to the concept of AI Data Centers being constructed in Monkton. Selectboard Chair Sam Peisch has contacted the Vermont League of Cities and Towns (VLCT) to see what resources exist, and the MPC will table this item pending that guidance.

Susan Gulrajani joined the Planning Commission for a periodic report on the nature and amount of work that she's been performing. Ms. Gulrajani reported the following so far for calendar year 2026:

- 10 New Residential Building Permit applications
- 8 Accessory Dwelling Unit (ADU) Permit applications
- 13 Certificate of Compliance applications
- 3 Certificate of Occupancy applications
- 2 Zoning complaints received from residents of Monkton

A discussion of the town's zoning affairs ensued. Some of the specific topics covered included:

- The ZA's development of a formal grievance form and appeal process for both that role and the Development Review Board (DRB).
- The decision recently reached by the DRB regarding the grandfathering of a lot involved in a grievance.
- The nature of the other grievance currently in front of the DRB.

The Commission thanked Ms. Gulrajani for continuing her tremendous work.

The Commission discussed potential changes to the ADU regulations contained in the town's Unified Planning Document (UPD) initially requested by Monkton Resident Rachel Guy. Points of discussion included:

- The reason behind the structure of current ADU regulations in Monkton.
- Solutions achieved by other towns, and the potential applicability of those solutions in Monkton.
- Financial, social, and environmental advantages of encouraging ADU construction.
- The barriers imposed by septic capacity and their relationship to ADU size and regulation.

Co-Chair Wendy Sue Harper will be drafting a few options of potential ADU regulation changes to present to the MPC at a later date aimed at reasonably easing ADU construction limits.

The MPC had previously eliminated the Conservation Prohibited (Con-P) Overlay District from the proposed regulations being developed with the help of Adam Lougee of the Addison County Regional Planning Commission (ACRPC). In reviewing the maps associated with this change, negative effects to the traffic flows, zoning density, and ecological health of the southern portion of Mountain Rd. would appear to be inherent in adopting them. As such, the MPC will ask ACRPC to reinstate the CON-P District in the proposed zoning regulations currently being developed.

There have been questions around the proper allocation of decisionmaking authority between the ZA and the DRB and the need to codify them in proposed regulatory language. Co-Chair Marilyn Cargill will be reaching out to the DRB to ask their opinion on what would be most appropriate.

Debra Sprague moved to adjourn, Sam Burr seconded, approved 5-0. Adjourned at 8:39.

Minutes submitted by Adam Miller, Clerk