

MONKTON PLANNING COMMISSION MINUTES

June 16, 2026

Approved: July 7, 2026

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

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

The meeting was called to order by Marilyn Cargill at 7:02 pm.

Stephen Pilcher moved to review the minutes of the June 2nd meeting, seconded by Sam Burr. Wendy Sue Harper moved to accept the minutes with one amendment adjusting Susan Stasny's title from "Chair" to "Co-Chair," seconded by Stephen Pilcher. The motion passed 7-0.

Adam Lougee from ACRPC joined the Planning Commission to discuss proposed changes to language in Article II of Monkton's Unified Planning Document (UPD). Topics discussed included:

- Reading, review, and revision of the proposed UPD language in Article II regarding Zoning Districts.
- There is some ambiguity around lighting regulations that was identified as an opportunity for clarification in the proposed revisions.
- Language describing how permit applicants should interpret the level of responsibility they bear for mitigation efforts as outlined in the proposed regulations was discussed and adjusted.
- The role of the MCC vis a vis the Building Permit review process of the Monkton Development Review Board (DRB). The MCC submitted a sample management plan that will be revised and resubmitted for inclusion in the proposed changes to Article II based on feedback from the MPC.
- Some changes were made to the composition of mitigation strategies listed for Overlay Districts centering on harmonization of mitigation efforts with those of surrounding properties.

Ivor Hughes moved to adjourn, seconded by Stephen Pilcher and unanimously approved at 8:34 pm.

Minutes submitted by Adam Miller, Clerk