

MONKTON PLANNING COMMISSION MINUTES

July 21, 2026

Approved: _____

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

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 7:00 pm.

Wendy Sue Harper moved to review the minutes of the July 7th meeting, seconded by Ivor Hughes. There was a change clarifying attribution of Lisa Burns' comments. Stephen Pilcher moved to approve the amended minutes, seconded by Wendy Sue Harper, the motion passing 5-0 (Sam Burr abstaining).

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 the River Corridor Overlay District construction and practical application.
- The relationship between River Corridor Overlay District establishment and eligibility for relevant disbursements from Vermont's Emergency Relief and Assistance Fund (ERAF).
- The allocation of authority between Monkton's Zoning Administrator and the other various decision-making bodies involved in property development processes.
- Reading, review, and revision of the proposed UPD language in Article II regarding the Ridgeline Overlay District construction and practical application.
- The history of the perceived need, logic, and structure behind the Ridgeline District.
- Feasible options for reinforcing the effectiveness of existing salamander crossings.

The Commission discussed proposed changes to the Accessory Dwelling Unit (ADU) regulations aimed at expanding the maximum allowed size of ADUs. Following some minor changes, Adam Miller moved to approve the amended language, seconded by Wendy Sue Harper and subsequently passed 6-0.

There is a grant available to install heat pumps at the town's Fire Station (the designated FEMA shelter). More discussion will follow on this topic at a later date.

Adam Miller moved to adjourn, seconded by Wendy Sue Harper and unanimously approved at 8:30 pm.

Minutes submitted by Adam Miller, Clerk