

MONKTON PLANNING COMMISSION MINUTES

July 7, 2026

Approved: _____

Members Present: Marilyn Cargill (Co-Chair), Wendy Sue Harper (Co-Chair), Adam Miller (Clerk), 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]), Lisa Burns (Monkton Town Assessor).

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

Wendy Sue Harper moved to review the minutes of the June 16th meeting, seconded by Ivor Hughes. The minutes were passed without amendment 6-0.

There was discussion surrounding recent conversations between the Monkton Select Board, the Development Review Board (DRB), and ACRPC. Topics covered included the historical impact of Act 250 on development in Monkton and the impact that opting into Tier 1B status for our Village Center districts would have on future development opportunities. Select Board Chair Sam Peisch has indicated that the Select Board will be making their decision following an information gathering period. The Select Board is required to notify the ACRPC about opting in or out by September 24, 2026.

Lisa Burns joined the Commission for Public Comment to discuss potentially unaddressed impacts of opting in to Tier 1B. Act 250's requirements place the onus of compliance on the developer, and granting a variance from verifying that compliance places the onus on Monkton's Zoning Administrator, Development Review Board, and other staff. Given the structure of these positions (volunteer or part-time), this additional workload could prove unmanageable, possibly leading to negative outcomes.

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 Natural Heritage Overlay District's construction and practical application.
- The structure, the potential uses of, and the enforcement of the Management Plans to be included in the revised language for Article II of the UPD.
- The DRB's goals and preferred structure for the revised development application process.

Discussion occurred regarding a request in front of the DRB to break up a large tract of land in the Ridgeline District, and under what circumstances development can occur in the otherwise heavily regulated areas of the Ridgeline Overlay District and Conservation District - Prohibited.

Ivor Hughes moved to adjourn, seconded by Adam Miller and unanimously approved at 8:36 pm.

Minutes submitted by Adam Miller, Clerk