

MONKTON PLANNING COMMISSION MINUTES

August 4, 2026

Approved: August 18, 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 7:00 pm.

Stephen Pilcher moved to review the minutes of the July 21st meeting, seconded by Adam Miller. There were no changes and the minutes passed 6-0 with Debra Sprague 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:

- A brief review of the interactive mapping tool that will help aid developers, Zoning Administrators, Development Review Board (DRB) members, and any other interested parties to determine which overlay districts, if any, must be accounted for when developing. The tool is still in development by ACRPC but approaching completion, with a full demonstration anticipated in the near future.
- ACRPC has provided the finalized language for the proposed changes to Article II based on the discussions the Commission have been participating in for the past year. This language will be reviewed and discussed at the next Planning Commission meeting on August 18th.
- The effect of changes in the Wetland Rule taking effect as of August 8th.
- The potential benefits and downsides to the town of Monkton to opting into Tier 1B status. This decision ultimately rests with the town's Select Board.

The Planning Commission plans on attending the DRB meeting scheduled for September 28th to discuss the proposed changes to Article II of the Monkton's UPD.

There are multiple grant programs currently available of which the town may avail itself. There was discussion of the various responsibilities associated with grant management, and how the Planning Commission can contribute. There is potential for a grant in support of installing a cooling system in the town's official FEMA shelter, the town firehouse.

There was discussion about the increasing potential for an airstrip in Lincoln despite strong local disapproval. Planning Commission members were encouraged to review the proposed conditional use charts to assure adequate protections from development of which the town would broadly disapprove.

Adam Miller moved to adjourn, seconded by Stephen Pilcher and unanimously approved at 8:45 pm.

Minutes submitted by Adam Miller, Clerk