

MONKTON PLANNING COMMISSION MINUTES

August 18, 2026

Approved: September 1, 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: Susan Stasny (Co-Chair, Monkton Conservation Commission [MCC]), Jaime Schulte (Development Review Board [DRB])

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

Ivor Hughes moved to review the minutes of the August 4th meeting, seconded by Stephen Pilcher. There were no changes and the minutes passed unanimously.

The Addison County Regional Planning Commission (ACRPC) has provided the Planning Commission with an initial draft of the proposed language for Article II of Monkton's Unified Planning (UPD). A review of this language was conducted. Numerous small changes were noted to be passed on to ACRPC, including but not limited to:

- Adjusting references to a second Village Center following the Select Board's vote to not opt in to Tier 1B status with the State.
- Clarifying definitions of different land uses noted in the proposed regulations (e.g. "Home Occupation" vs. "Office [located in a residential structure]")
- Harmonizing and making more concise the language surrounding the responsibilities of parties developing in the proposed Overlay Districts.
- Reviewing and discussing language adjusting the division of authority and responsibility between the DRB and the Zoning Administrator.
- Noting which land uses noted in the proposed language lack definitions in the current UPD.
- Reviewing of the charts outlining the permitted, conditional, or unstated categorization of land uses.

Stephen Pilcher moved to adjourn, seconded by Adam Miller and unanimously approved at 8:39 pm.

Minutes submitted by Adam Miller, Clerk