

From: Mark Boltz-Robinson
To: alougee
Cc: [Act250 - Board](#); PlanningCommission@monktonvt.com
Subject: RPC01-0001 Monkton questions
Date: Saturday, February 14, 2026 8:23:58 PM

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Addison County Regional Planning Commission RPC01-0001

Hi Adam,

I received an update newsletter from Senator Hardy that noted there would be a public hearing this coming Tuesday on the above application. I believe this hearing is tied to the proposed FLU maps as part of Act 181. Unfortunately, I am neither able to attend in person, nor remotely, as I am working all day. I wanted to put in some commentary and raise some questions, which hopefully have an answer, or can spark discussion. As a resident of the Town of Monkton, and landowner there, I do have some questions looking at the proposed FLU map as it pertains to my parcel.

My parcel is on Hardscrabble Road and the Monkton Town Forest is (happily) my neighbor to the northeast, east, and southeastern boundaries. We share a pond made by industrious beavers. The Monkton Town Forest is marked on the proposed FLU map in ArcGIS as conserved, rightfully so the conservation was stewarded by the Vermont Land Trust. However, the line for the conservation boundary appears to be quite arbitrary and lops off nearly 8 acres of my own parcel. I'm likely never going to build on that land, because I like my trees but in the details of the boundary there could be consideration on the borderline to the "rural" designation where my house actually sits, to maybe put a tiny home for the kids, for example.

To my questions for consideration:

1. What legal recourse would one have to contest the exact boundary between conservation and rural for example?
2. Would a local DRB (note: I'm a member of the Monkton DRB currently) have authority to have some "wiggle room" on a given application?
3. Was any consideration made for how the boundaries got created?
4. Is there evidence-based science behind any of the boundaries and designations in the FLU in general? If so, where are those studies?

Thanks for your time and consideration.

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Mark Boltz-Robinson
2061 Hardscrabble Road
Monkton