

## MEMORANDUM

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**TO:** Land Use Review Board (LURB)  
**FROM:** Addison County Regional Planning Commission (ACRPC)  
**DATE:** April 30<sup>th</sup>, 2026  
**RE:** Monkton Boro Village Center — Mapping Methodology and Statutory Compliance

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### Purpose

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This memorandum documents the methodology used to identify and map a second Village Center in the Town of Monkton in response to a comment issued by the Land Use Review Board (LURB) during its review of the Addison County Regional Plan Future Land Use (FLU) map. It serves as a record of compliance with 24 V.S.A. § 4348a(a)(12)(A) and a reference for future plan updates or regulatory inquiries.

### LURB Comment and Basis for Action

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In its Pre-Application Response Letter to ACRPC, the LURB noted the following regarding the Monkton Village Center as originally mapped:

*“The village area as proposed is very expansive, particularly to the south where it extends to approximately 2 miles from the village center. An additional village center at the Boro area may create more balance between the two areas.”(Pg. 49).*

In response to this comment, ACRPC undertook a review of the Monkton Boro area to evaluate whether it meets the statutory definition of a Village Center under 24 V.S.A. § 4348a(a)(12)(A) and warrants designation as a distinct center on the FLU map. ACRPC then attended a Monkton Planning Commission and Selectboard meeting and secured the support of both bodies to add a second village center in Monkton Boro to the Regional FLU map. Based on that review and approval from the Town, ACRPC has added a Monkton Boro Village Center designation to the regional FLU map.

### Statutory Framework

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Village Centers are defined under 24 V.S.A. § 4348a(a)(12)(A) as the mixed-use centers that bring together community economic activity and civic assets. They include villages and new town centers previously designated under Chapter 76A, as well as village centers seeking benefits under the Community Investment Program under 24 V.S.A. § 5804. Village centers are the traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone.

## Mapping Methodology

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ACRPC followed the standard mapping process for Village Centers as established in the RPC Mapping Guidance. The methodology for the Monkton Boro Village Center proceeded as follows:

### Step 1: Review of Existing Designations

ACRPC reviewed existing designated villages and new town centers within the Town of Monkton to ensure all current designations were retained at minimum.

### Step 2: Evaluation of State Register Historic Districts

ACRPC identified the state register historic district in Monkton Boro as a potential basis for Village Center designation. Historic districts on the State Register are identified in the mapping guidance as strong candidates for Village Center designation where they meet the statutory definition.

### Step 3: Boundary Delineation

The boundary of the Monkton Boro Village Center was delineated using the following approach: (1) the boundary of the existing state register historic district was used as the primary reference layer; (2) this boundary was merged with the high-density village zoning district as mapped in the Town of Monkton's zoning bylaws; and (3) the resulting boundary was snapped to parcel lines to produce a clean, parcel-based boundary consistent with standard FLU mapping practice.

## Statutory Compliance

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The Monkton Boro area meets the statutory definition of a Village Center under 24 V.S.A. § 4348a(a)(12)(A) as a traditional and historic central business and civic center. The state register historic district boundary reflects the presence of a historically significant concentration of civic, commercial, and residential development characteristic of a Vermont village center. The high-density village zoning district reinforces that the municipality has identified this area as the traditional compact settlement core of Monkton Boro.

No public water, wastewater, zoning, or subdivision bylaw requirements apply to this designation. The designation is consistent with the mapping guidance directive to identify non-designated areas that meet the statutory definitions, which is highly encouraged.

## Summary and Conclusion

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In response to the LURB's comment regarding the extent of the originally mapped Monkton Village Center, ACRPC has added a second Village Center designation at Monkton Boro. The Monkton Boro Village Center boundary was delineated using the state register historic district, merged with the high-density village zoning district, and

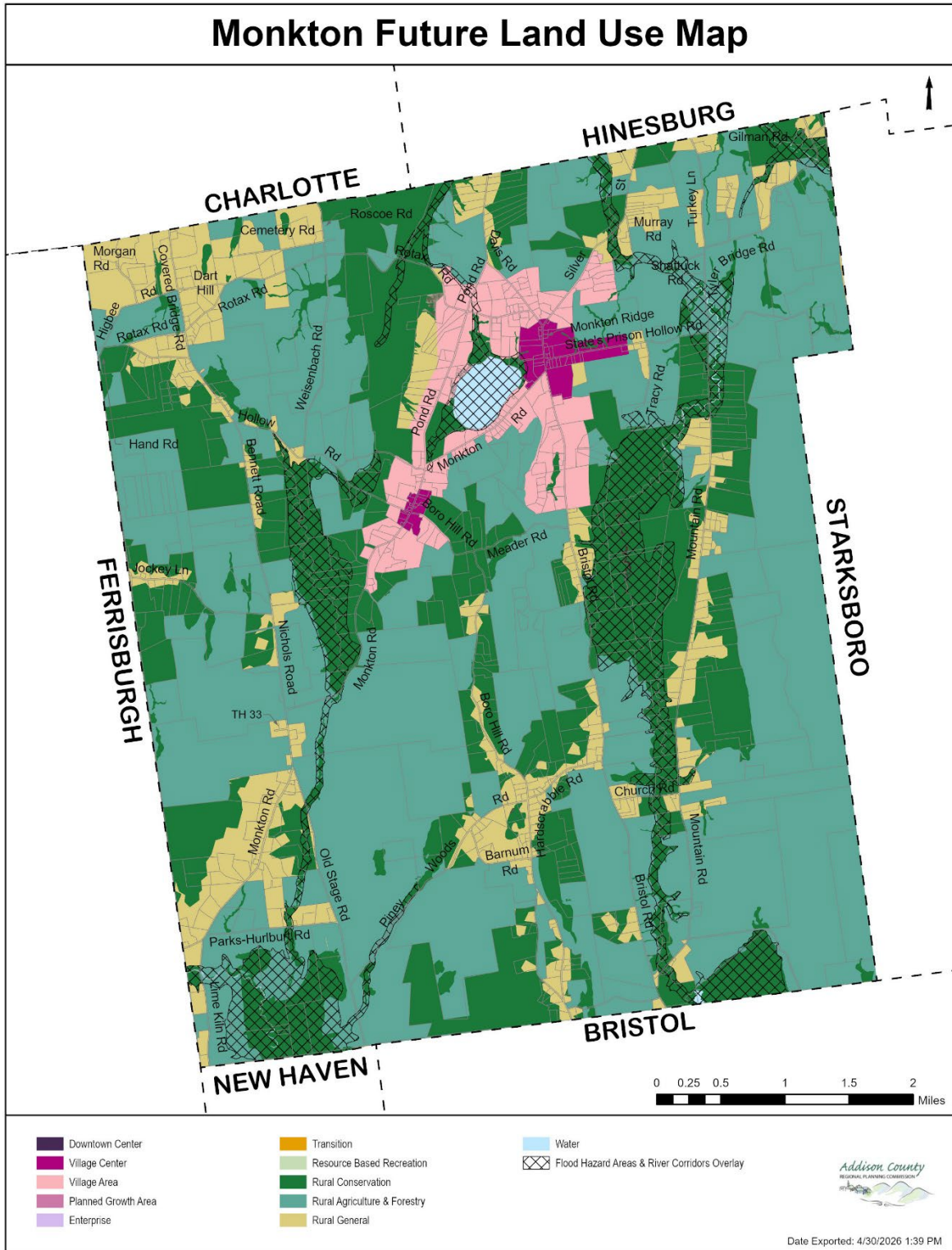
snapped to parcel lines. The designation is supported by the statutory definition under 24 V.S.A. § 4348a(a)(12)(A) and is consistent with the RPC Mapping Guidance.

This memorandum, together with the supporting maps referenced herein, constitutes the documentation of Village Center mapping compliance for the Monkton Boro Village Center designation. Questions may be directed to Adam Lougee at [alougee@acrpc.org](mailto:alougee@acrpc.org).

## **Exhibits**

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Exhibit A: Revised Monkton FLU Map with Monkton Boro Village Center



**Exhibit B: State Register Historic District Boundary & Monkton High-Density Village Zoning District Boundary**

