

Planning Commission Virtual Meeting Minutes  
June 22, 2020  
7:00 PM

Present: Jon McCann, Nicole Lewis, Clinton Woolley, Jim Seward, Gabrielle Macklin-Bickford, Ed Bove, Mark Turco, Jeff Chase, Jennifer Matthews, David Johnson, Brigid Sullivan, Okemo Valley TV

Jim called the meeting to order at 7:02 PM.

Discussion with Ed Bove, Executive Director of the Rutland Regional Planning Commission. Town Plans carry weight with regard to Act 250, particularly when it comes to identifying specific natural features that a town wishes to protect. Town Plans have the ability to be more regulatory than they were 15 years ago (ie/ views from specific right-of-ways can be protected through the Town Plan). Jennifer Matthews raised the concern about the possible impact by Vail with regard to any potential future development of the Mount Holly side of Okemo Mountain. Other towns restrict this sort of development through zoning regulations, which Mount Holly does not have. Options instead might include changing land use regulations, to safeguard that area. Also, much of the backside of Okemo is currently conserved land. In the Town Plan, providing a more specific definition of "Conserved Land" in the Future Land use section as well as including more specificity within the Rural Residential areas of Mount Holly would add additional protection against future unwanted development. A re-adoption of the Town Plan would "re-start" the 8-year clock of how long a Town Plan is good for. Other helpful resources could include a Viewshed Study and/or Community Value Mapping (ecological concerns) to gather more data, as well as looking at the Town Plans of towns similar in composition to Mount Holly (all Town Plans are linked on the RRPC website). At the next Planning Commission meeting on July 20th, a work plan for amending the Mount Holly Town Plan will be developed.

The meeting adjourned at 8:08 PM by motion, second and vote (5-0).

Respectfully Submitted,  
Nicole Lewis  
Planning Commission Secretary