



Town of Mount Holly Planning Commission

Remote Electronic – Regular Meeting Minutes

Wednesday February 17th, 2021

7:00 P.M.

Commission Members Present: Jon McCann (Chair), Jim Seward (Vice Chair), Stephen Michel, Brigid Sullivan

Commission Members Excused: Lisa Terreri (Secretary)

Also Present: Renee Sarmiento (Clerk), Okemo Valley TV, Ron Unterman, Richard and Alison Weintraub

1. Jon called the meeting to order at 7:01pm
2. No changes to agenda.
3. Minutes:
 - a. Changes made to January 20th Minutes. Minutes approved as amended.
 - b. The minutes from February 3rd, were approved as distributed.
4. Reports
 - a. Clerk's Report: Nothing to report.
 - b. Update on tax mapping project
 - i. Town engaged Russell Graphics to firm up parcel lines and create tax maps. Property owners in town are encouraged to submit surveys of properties that have not been sent to the listers. There will be paper and GIS maps once the project is completed. Stephen asked if maps are able to be scanned and have available online. Jon confirmed the tax maps will be available digitally.
 - ii. The preliminary results have been delivered to the listers. Jon reported asking David about a timeframe for feedback. David had said It would be available as soon as possible, but there is no firm date.
 - c. Class 4 Road Policy and Highway Access Policy
 - i. The Select board is discussing the policies. Jon had sent draft put together by Jeff Chase to PC members for review.
 - ii. Jon stated there is no action needed by the PC at this time, but this may influence things being worked on in the town plan. This is an opportunity for PC to have input into the new document. For example, emergency vehicle access being part of access guidelines.
 - iii. Discussion around meaning of "pent road". Stephen suggested mentioning to Jeff that the term be added to the definitions.
 - iv. Brigid mentioned pushing for grade rules for driveways to ensure fire trucks are able to have access.
 - v. Alison Weintraub requested information on and decisions related to class 4 roads. Alison shared they pay to maintain their road, and if the town is taking care of some class 4 roads they would like to know If they are able to receive some help with theirs. Jon clarified PC will not be making any decision, and that decisions will be made by the SB. Jon encouraged Allison and Richard to make concerns known to SB and ask them for more information.

d. Discussion with Mount Holly School Re: Town Plan

- i. Jon spoke with Craig Hutt Vater to get an idea of the school's thoughts on the town plan. Craig had reported that current enrollment prior to COVID was about 110 kids. As a result of COVID there is a virtual learning academy with 5 teachers and about 20 students from Mount Holly, and a separate hybrid learning schedule with virtual Wednesdays. There are multiple outdoor classrooms (5). There are two grade levels per cohort, and each cohort has approximately 11-12 students. Optimally there would be 18 students per cohort. Increased enrollment could lower taxes for the town or give more money to school for programs or both. There were approximately 6 new students as a result of COVID second home ownership.
- ii. The most common/important hurdles families face include childcare, affordability, food security, and transportation. These hurdles could theoretically be addressed in the town plan. Per Craig, the school would benefit from a more compact development pattern addressing some of those same hurdles, and more economic opportunities locally. Craig also suggested that sports and recreation opportunities in town could be improved. Team sports have almost entirely moved to Ludlow, and access to outdoor recreation is limited.
- iii. Stephen commented that having a more compact development is going to be contra to discussing having a more rural environment and less housing development in town. Jon explained, Craig is likely referring to the state planning goals (compact village centers surrounded by rural lands).

5. Correspondence

- a. Subdivision Proposals: none
- b. Building Construction Registrations: none
- c. Wastewater system and potable water supply permits: none
- d. Email/Other: None.

6. Unfinished Business: None

7. New Business

a. Correcting error In Flood Hazard Area Regulations

- i. Jon reported Flood Hazard Area Regulations were approved by the SB in 2008. Copies existed on the Regional Planning Commission website, on the unofficial town website, and in our files. Recently Jon discovered a letter dated 7/21/2008 from Linda Nexon on behalf of the Select Board detailing an error in the Regulations document. The error is a single missing word ("no"). Unfortunately, all known copies of the document contained the error. Jon will follow up with the Regional Planning Commission to process a correction.

b. Review update of 2004 "Information for Homeowners, Builders, and Developers"

- i. "Information for Homeowners, Builders, and Developers" is a companion to the Subdivision Guide written in 2004. Jon refreshed the document by updating emails, fees, and adding a link to the latest subdivision guide.
- ii. Brigid commented the word "installation" should also be added to the section on who must file ("You must complete a Building Registration Form for all new construction or installation in excess of \$1,000."). Jon made the change.
- iii. Discussion around question "At one point do you file a BCR?", and if it okay to have begun septic installation or to break ground before filing. Jon will review the ordinance and report back.

- c. Helipad/Airstrip Permitting
 - i. The State of Vermont Transportation Board sent us a letter, in brief: “The Transportation Board, encourages all Vermont cities and towns to consider adopting municipal plan policies and/or bylaws regarding aviation facilities as recent history shows that applications for private helipads and airstrips are increasing.”
 - ii. Jon suggested the PC should think about if this is something that should be addressed in the town plan. There is no zoning so it cannot be regulated in that way, but it is possible to put something in the town plan.
 - iii. Thoughts on helipads: Stephen feels there would be an uprising If someone put a helipad. Jim commented helipads are usually not disturbing depending on the frequency of use.
 - iv. Jon shared he had been thinking of helipads when working on the Local Hazard Mitigation Plan, and if a helipad landing site should be defined for evacuations. Jim stated the area behind the school is registered as our landing zone. Jon asked where it was registered, but Jim was unable to recall. Jon stated he believes it is part of the emergency management plan. Jim reported the field at the end of Maple Hill Road is also registered. Jon will follow up with Jeff about this.
 - v. This will be discussed more when the PC reviews the transportation section of the town plan.
 - vi. Letter will be posted on PC website
8. Public Comments: Allison expressed general interest in land and land use.
9. Upcoming meetings
 - a. Working meeting - March 3rd, 7:00 pm (1st Wednesday)
 - b. Regular meeting - March 17th, 5:00pm (3rd Wednesday)
10. The meeting adjourned at 8:00pm

For the Commission,
Renee Sarmiento, Planning Commission Clerk

In draft form until approved on March 17th, 2021