



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Regular Meeting Minutes

Wednesday July 21, 2021

7:00 P.M.

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

Also Present: Renee Sarmiento (Clerk), Jeb Porter, Teresa and Andy Bolalek, Donna Seward, Christine Boudreau

1. Jon McCann called the meeting to order at 7:10pm
2. Changes to agenda
 - a. Stephen proposed adding a review of subdivision regulations/rules. The item was added to agenda as item 7.a.
3. Approval of minutes
 - a. The minutes from June 16th, 2021, were approved as distributed.
4. Reports & Announcements
 - a. Welcome to Commissioner Andrew Schulz
 - i. Introductions were made by Planning Commission members and clerk.
 - b. Clerk report: none
 - c. Ryan Harter is the new alternate Rutland Regional Planning Commission Representative
5. Correspondence
 - a. Subdivision proposals
 - i. Bolalek site visit and consultation
 1. Mr. Bolalek described their desire for a site visit to familiarize the Commission with the property and to assist in the development of a site plan.
 2. Site visit and consultation will take place August 19th at 5:30pm at 4623 Rt 155.
 - ii. James Beam consultation
 1. Mr. Beam was unable to attend this meeting, and will attend the next regular meeting.
 - iii. Jeb Porter 2021-02
 1. Mr. Porter provided a digital copy of the plat by email, but was unable to get the paper plat to the town office in time for the meeting due to a power outage at Staples. Mr. Porter will bring paper copy of the plat to the Town Office on Monday.

2. Follow-up from the site visit: no further discussion or questions from the Commission.
 3. Decision on moving forward: Digital plat was viewed by PC members to confirm that required changes were made. Mr. Porter requested an amendment be made to previous minutes that any heat would be from a woodstove. Mr. Porter reiterated that he is asking for a deferral of permit on "parcel B". Planning Commission members unanimously accepted the plat as the final plat provided the paper version matches the digital version, and is brought to the Town Office by Monday.
 - a. Test pits/perc tests have not been added to the plat as requested and on the checklist. It was determined by PC members that perc tests are not necessary at this time and members are satisfied that perc tests and results do not need to be added to the plat.
 - b. Signature block has been added to the new plat as required. (Subdivision Regulations §§I K. 1. & 2.)
 - c. Building footprint on parcel B has not been identified on the plat.
 4. The Commission scheduled a Public Hearing August 18th at 6:15pm at the Town Office and on Zoom.
- b. Building Construction Registrations
- i. Blais, 408 Old Turnpike Road, Garage/Apartment to modify in-law apartment. (accepted)
 - ii. Knipes, 144 Crab Apple Lane, Garage, new construction (Additional information needed: drawing, question if there will be living quarters, and map location. Brigid will contact applicant.)
 - iii. Kenyon, 2645 Healdville Road, Barn, new construction (accepted)
 - iv. Osburn, 430 Barlow Road, Garage unfinished, new construction (accepted)
- c. Wastewater system and potable water supply permits
- i. Teter, 458 Howland Farm Road, WW-1-2151-1
 - ii. Deegan, westerly side of Dawley road (mailing address: 1667 Hortonville Road), WW-1-3452
- d. Email / Other:
- i. Complimentary copy of "Vermont Almanac Volume 1, Stories from and for the Land" was received in the mail from "For the Land Publishing", a non-profit. Available to read in the Commission office.
 - ii. Correspondence with VLCT. Specific guidance was not provided, and a recommendation was made to consult with the town attorney if we need specific recommendations.
 - iii. An email from the State waste water permit specialist indicates that Mr. Porter's existing wastewater permit included a deferral of permit for "parcel B" and the year-round home initially described by the applicant would likely be considered a building and improvement to the lot by the State wastewater rules, and thus require amendment

to the State permit. However, the town is not involved in whether or not the applicant is currently in compliance with the State permit. After the Commission site visit, Mr. Porter reported in an email to the Commission that he has moved out of the dwelling and now resides in the mobile RV.

- iv. Jim reported that the State Fire Marshall visited/inspected the Blue Spruce. He will follow up with more details next month.
6. Unfinished business: None
 7. New business
 - a. Subdivision Regulations rules discussion: Stephen commented that the checklist presumes that when you are subdividing a property you are also building at the same time, so the checklist is designed for construction. PC members pointed out the “deferral” language in §II D. 1. b. and waivers in §I D. There was discussion that the deferrals for the town ordinance are stricter than for the State wastewater rules. The town only allows deferral for “the sole purpose of forestry, agriculture, open space, or gift.”
 8. Public comments: None.
 9. Upcoming meetings
 - a. Special working meeting - will not occur In August due to scheduled site visit and public hearing.
 - b. Bolalek site visit will occur on August 19th at 5:30pm
 - c. Public Hearing - August 18th at 6:15pm
 - d. Regular meeting - August 18th at 7pm
 10. The meeting adjourned at 8:52pm

For the Commission,
Renee Sarmiento, Planning Commission Clerk

In draft form until approved on August 18th, 2021