



## Town of Mount Holly Planning Commission

### **Town Office & Remote Electronic – Regular Meeting Minutes**

Wednesday August 18, 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), Teresa and Andy Bolalek,

1. Jon McCann called the meeting to order at 7:01pm
2. No changes to agenda
3. Approval of minutes
  - a. The minutes from July 21, were approved as distributed.
4. Reports & Announcements
  - a. Clerk report: none
  - b. Jon stated the census data has come out, and that it would be helpful to look at.
5. Correspondence
  - a. Subdivision proposals
    - i. Bolalek site visit: cancelled due to poor weather
      1. Mr. Bolalek brought paperwork to the office for a quick presentation. Mr. Bolalek will email a PDF copy of the presentation to the Planning Commission. Attached.
        - a. Mr. Bolalek provided a summary of the history of the property and what he is trying to accomplish.
        - b. waste water permit: WW-1-1820-1
        - c. Following a discussion about the subdivision, and what Mr. and Mrs. Bolalek are trying to accomplish, it was determined that the subdivision as presented would result in four lots which makes it a major subdivision.
        - d. Mrs. Bolalek asked a question about access roads for minor vs major subdivisions, and if major subdivisions require another state permit for the separate lots. Jon stated he does not believe there are private road permits.
        - e. Stephen reviewed differences of what is required for a minor vs major subdivision.
        - f. Jon will add the subdivision to next month's agenda. Mr. Bolalek will fill out the application and pay the fee.
      - ii. James Beam consultation: Mr. Beam will no longer be seeking a subdivision.

- b. Building Construction Registrations
  - i. Vogel, 221 Hedgehog Hill S, Sugar Shack, (accepted)
  - ii. Feuerman, 3756 Healdville Road, Kitchen addition, (accepted)
- c. Wastewater system and potable water supply permits: none
- d. Email / Other:
  - i. There was one email from Mr. Beam declining the consultation for a subdivision.
- 6. Unfinished business:
  - a. Discussion about a tour of the historic sites along the Crown Pointe Road (halfway encampment), that could be provide helpful information for the Town Plan. Planning Commission members wish to attend a tour in the fall.
- 7. New business:
  - a. Stephen FYI: There is an article about the state of Connecticut giving permission for sterile carp that eat vegetation/milfoil to be put into Candlewood Lake. Stephen emailed the article to the conservation group. Brigid noted the state of Vermont has said no to this in the past.
- 8. Public comments: none
- 9. Upcoming meetings
  - a. Special working meeting - September 1st at 7pm
  - b. Regular meeting -September 15th at 7pm
  - c. Deliberative session: August 25th at 7pm
- 10. The meeting adjourned at 7:45pm

For the Commission,  
Renee Sarmento, Planning Commission Clerk

In draft form until approved on September 15th, 2021

Andrzej & Teresa Bolalek  
533 Straight Road  
Belmont, VT 05730

08/18/2021

To Planning Commission of Mount Holly, VT:

The land at 4623 Rt 155, in Mount Holly - Explanations:

1.     **2006:** 20.14 acres of land purchased from Mr. Dana:  
          - 2006 to 2008: exploration and selective clearing
2.     **2008:** Applied for and received from the State of VT a 3 lots Permit on  
          09/24/2008
3.     **2008:** 3.18 acres of land (adjacent to the 20.14 acres lot) purchased from  
          Mr. & Mrs. Deyette
4.     **2020:** Applied for and received from the State of VT on 07/15/2020 a  
          house site Permit with septic system and water well on 2.04 acres, a  
          portion of the 3.18 acres lot, with the remaining portion of 1.14 acres  
          to merge with the 20.14 acres lot.  
          - 2020: at the same time put the 21.18 acres piece of on the market.  
          Potential buyer asked for the whole piece without the 3 lot division.  
          After receiving the opinion from the Mt. Holly Planning Commission,  
          the potential buyer withdrew from the purchase.
5.     **2021:** We would like to proceed with Mt. Holly permitting process as shown  
          on the Subdivision plan by Rose Land Surveying, permitted by the  
          State of VT as follows:  
          # WW-1-1820, dated 09/24/2008  
          #WW-1-1820-1, dated 07/15/2020
6.     **2021:** We have built a cabin on 2.04 acres, a portion of the 3.18 acres lot.  
          The remaining 1.14 acres is allocated to and merged with Lot #2.



AGENCY OF NATURAL RESOURCES

# Department of Environmental Conservation



[Search Page](#)  
[Permit Search Guide](#)

## Scanned documents for Project ID: WW-1-1820-1

[< BACK \(to Results Of Search\)](#)

<b>Town:</b>	Mount Holly
<b>Regional Office:</b>	Rutland
<b>Land Owner(s):</b>	<div>Land Owners</div> <div>Andrzej Bolalek</div>
<b>Applicant Name:</b>	
<b>Street:</b>	VT-155 near Maple Hill Road
<b>Purchaser Name:</b>	
<b>Project Description:</b>	Add and permit a fourth adjacent parcel to an existing 3 lot subdivision on VT-155. Parcel 4 with proposed 4 bedroom single family residence and associated potable water supply wastewater disposal area. Make minor adjustments to existing boundary lines (exempt from WW permitting since there will be existing WW permits on all lots). No changes to existing permitted wastewater disposal or potable water supplies for lots 1-3 are proposed.

[< BACK \(to Results Of Search\)](#)

Name	Size (kb)
<a href="#">Approved Plans</a>	
<a href="#">Compliance</a>	
<a href="#">Documents</a>	
<a href="#">Installation Certifications</a>	
<a href="#">Reference Plans</a>	
<div>Down Load View</div> <div>WW-1-1820-1_Permit.pdf</div>	178

[Return to Permit Search Form](#)

[Return to Permit Search Home Page](#)

AGENCY OF NATURAL RESOURCES  
**Department of Environmental Conservation**



[Search Page](#)  
[Permit Search Guide](#)

**Scanned documents for Project ID: WW-1-1820**

[< BACK \(to Results Of Search\)](#)

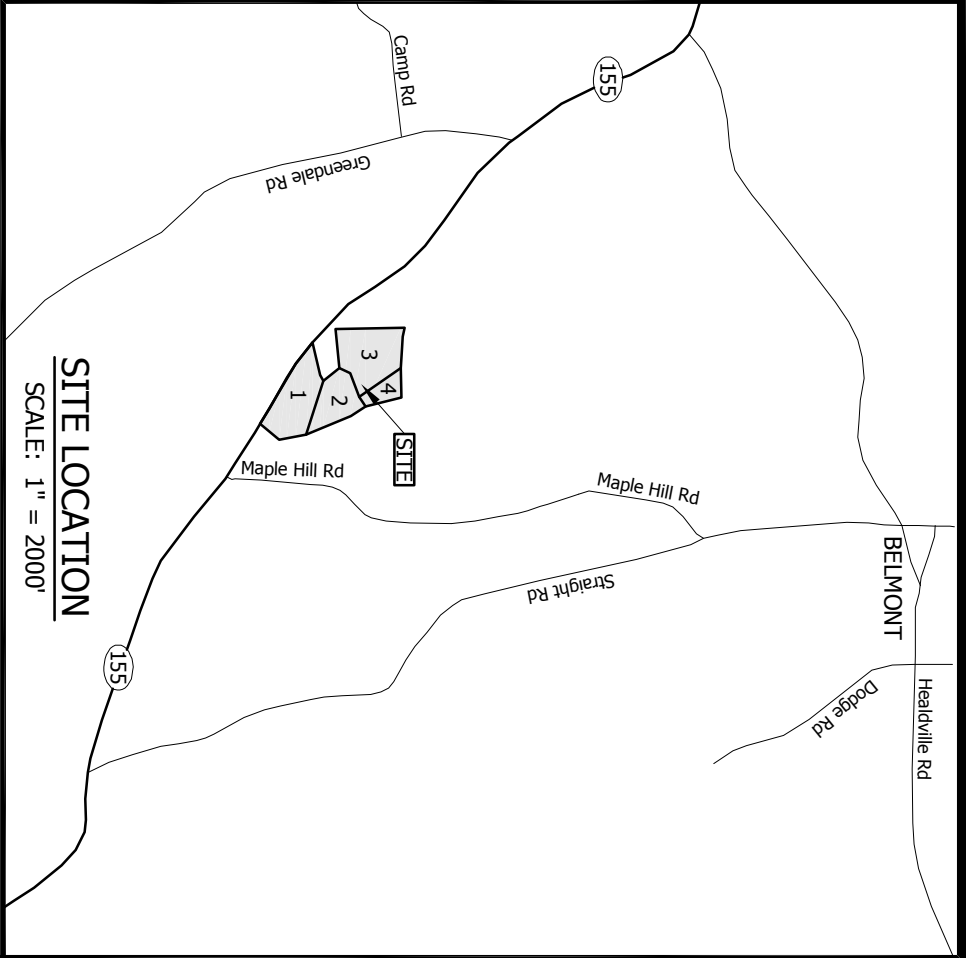
Town:	Mount Holly
Regional Office:	Rutland
Land Owner(s):	<div><div>Land Owners</div><div>Andrzej Bolalek</div></div>
Applicant Name:	
Street:	4623 VT Rt. 155
Purchaser Name:	
Project Description:	Subdivide existing 20.14 acre parcel into 3 lots; each with its own 4 BR SFR, individual drilled well and WWDS.Lot #1 with 7.8+/- acres, Lot #2 with 3.6+/- acres, lot #3 with 8.7+/- acres.

[< BACK \(to Results Of Search\)](#)

Name	Size (kb)
 <a href="#">Compliance</a>	
 <a href="#">Plans</a>	
Down Load   View   WW-1-1820_Documents.pdf	1514
Down Load   View   WW-1-1820_Permit.pdf	37







APPROVED BY RESOLUTION OF THE TOWN OF MOUNT HOLLY PLANNING COMMISSION, VERMONT, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

Chair  
Clerk

Record Owner  
Tax Lot 14A5009  
Andrzej & Teresa Bolalek  
P.O. Box 290  
Belmont, VT 05730  
BK.69, Pg.410 (02/23/2006)  
BK.74, Pg.619 (12/10/2008)  
\* See Note 8

Area Summary  
Lot 1 7.79± Acres  
Lot 2 5.04± Acres  
Lot 3 8.32± Acres  
Lot 4 2.04± Acres  
Total 23.19± Acres

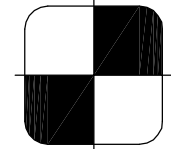
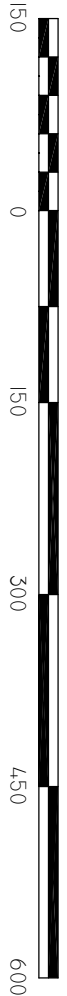
TOWN CLERKS OFFICE  
MOUNT HOLLY, VT  
RECEIVED FOR RECORDING

Date: \_\_\_\_\_  
at \_\_\_\_\_ Hr \_\_\_\_\_ Min AM/PM

Map Slide: \_\_\_\_\_  
Attest: \_\_\_\_\_

Notes:

- Bearings shown on this plat refer to Vermont Grid North as established by OPUS observations using Topcon Hyper V GPS receivers. Magnetic Declination(MD)=14°07'±W. Convergence(C)=-0°13' NAD83 (2011) (EPOCH 2010) SPC 4400(VT), NADVD88 (GEOID18)
- The physical evidence shown on this plat is based upon a field survey by Rose Land Surveying, dated May 4, 2020.
- Boundaries are computed from a Topcon PS103 Total Station field survey. This survey meets accuracy standards for a rural class survey as established by Part 5 of the Rules of the Vermont Board of Land Surveyors, effective January 7, 2013.
- Property subject to and/or benefited by all easements and rights-of-ways of record including:  
a) Subject to restrictions such as mobile homes or trailers shall be erected or placed on the property, recorded in Bk.69, Pg.410 dated 03/23/2006.  
b) Subject to 30' wide right-of-way in favor of Leslie A. & Linda L. Deyette for vehicular and pedestrian egress and ingress from VT Route 155 through lands of Andrzej & Teresa Bolalek, recorded in Bk.74, Pg.621 dated 12/10/2008. No exact location given.
- Buried structures and/or utility lines may not be shown.
- Stone wall and/or fences shown may have irregularities between the principal courses.
- Boundaries on the plat represent the retracement of those previously described by deed and/or survey. Inconsistencies may be due in part to different survey accuracies and/or environmental impacts and human activities affecting physical evidence relied upon.
- The subject property was acquired by Andrzej & Teresa Bolalek in two separate conveyances. The first by Warranty Deed of Raymond A. & Clarise B. Dana dated 3/23/2006 recorded Bk.69, Pg.410 (boundary points 9, 13, 14, 10, 33, 11, 12, 2, 3, 34, 32, 7, 8, 9). The second by Warranty Deed of Leslie A. & Linda L. Deyette dated 12/10/2008 recorded Bk.74, Pg.619 (boundary points 7, 34, 4, 5, 6, 7). By resolution of the Mount Holly Planning Commission the parcel described in Bk.74, Pg.619 was created and then merged with the parcel described in Bk.69, Pg.410. See Map Reference #7.
- The portion of the subject property as described in Bk.69, Pg.410 subject to state Wastewater System and Potable Water Supply Permit WW-1-1820 dated 09/24/2008.
- The purpose of this plat is depict a proposed 4 lot subdivision of the lands of Andrzej & Teresa Bolalek.
- Rose Land Surveying makes no certification in regards to proposed elements such as septic fields, wells, water and sewer lines. Proposed elements shown on this plat as per the Mount Holly Subdivision Regulations. They have been designed by others and are illustrated based from information depicted on Map References #6 & #8 and are be considered approximate.
- 20' Contours shown from GIS data available from the Vermont Center For Geographic Information.



ROSE LAND SURVEYING

P.O. BOX 72  
LUDLOW, VERMONT 05149  
(802) 228-4634

2020  
ROSE LAND SURVEYING

TITLE

SUBDIVISION

MOUNT HOLLY  
RUTLAND COUNTY  
VERMONT

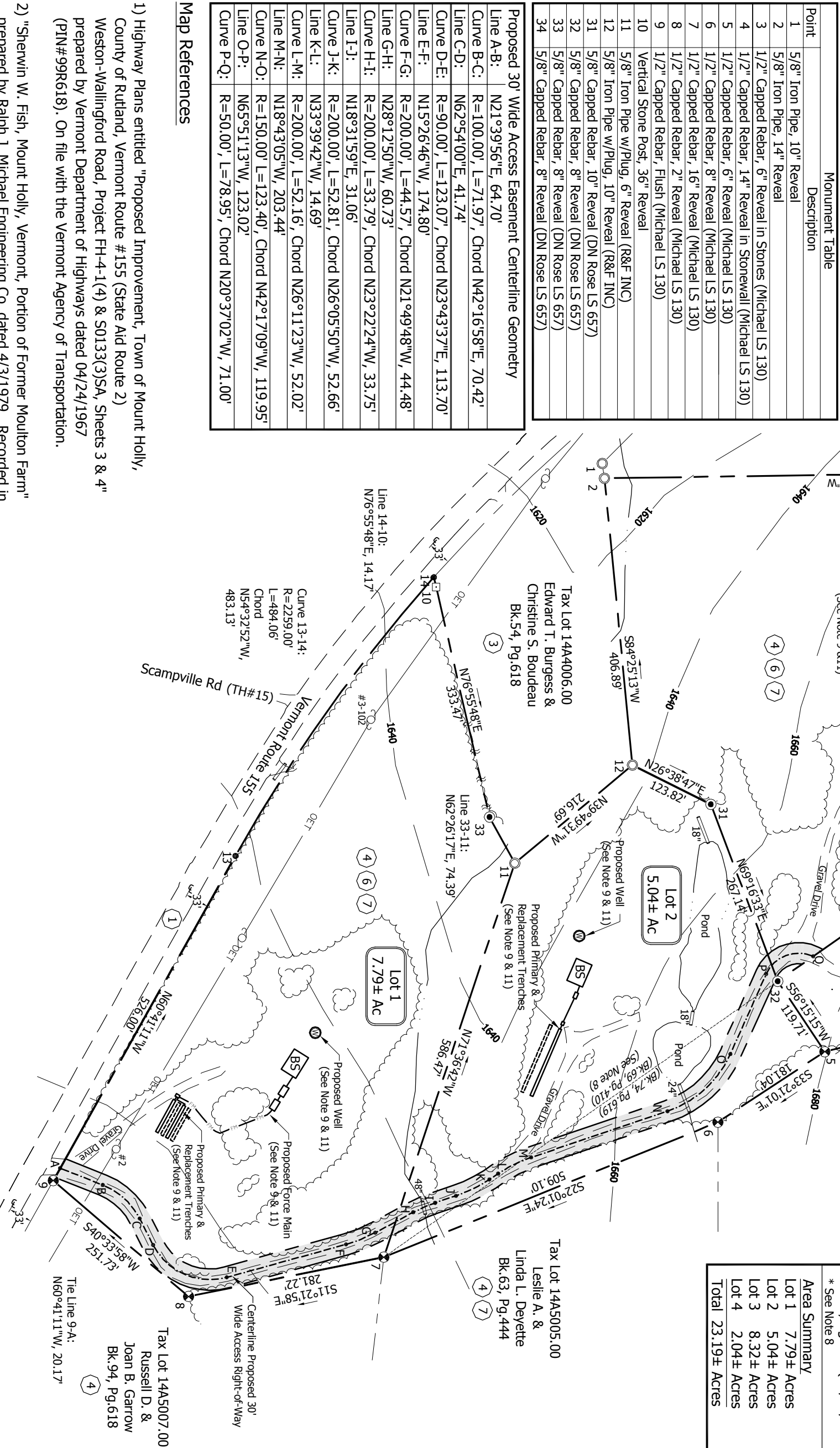
ANDRZEJ & TERESA BOLALEK  
FOR

REVISIONS:

SCALE: 1"=150'

DATE: 06/08/2020 SURVEYED: DNR, NJR TAX MAP # 14A5009.00 DRAWING # 20007/SU

DRAWN: DNR CHECKED: NJR



Legend

- Computed Point
- Capped Rebar (Found)
- Capped Rebar (Set)
- Iron Pipe (Found)
- Stone Post (Found)
- Map Reference
- Utility Pole
- Utility Pole Anchor
- Boundary Line
- Right-Of-Way Line
- Stonewall
- Fence
- Blazed Line
- Edge Of Water/Centerline Stream
- Edge Of Woods
- Edge Of Pavement
- Edge Of Gravel
- Overhead Electric & Telephone Culvert
- Existing 20' Contour (See Note 12)
- Proposed Centerline Access Right-of-Way
- Proposed Drilled Well (See Note 11)
- Proposed Building Site (See Note 11)
- Proposed 30' Wide Access Right-of-Way



This survey was conducted in accordance with the Rules of the Board of Land Surveyors, Part 5, Standards for the Practice of Land Surveying. It is based on deed descriptions, map references listed, and physical evidence found in the field. It is consistent with this information to the best of my knowledge and belief unless otherwise noted. This plat conforms with the requirements of 27 VSA 1403.

David N. Rose

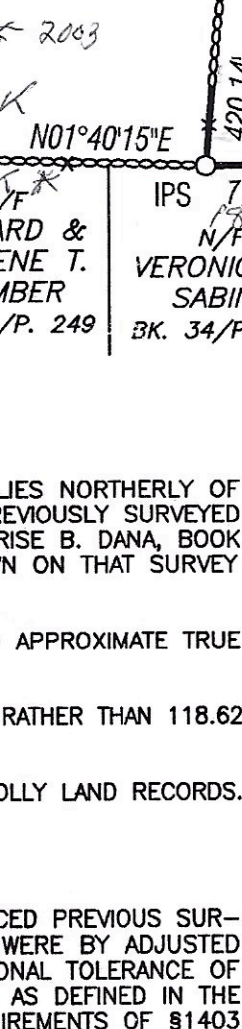
VT L.S. 657

06/08/2020  
Date

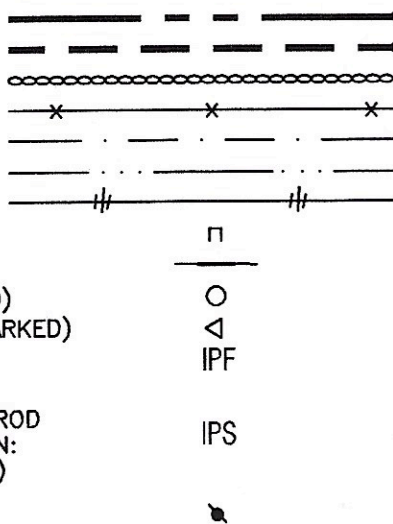








PROPERTY LINE  
APPROX. HIGHWAY R.O.W.  
STONEWALL  
WIRE FENCE  
AERIAL UTILITY  
WATER COURSE  
BLAZED LINE FOUND  
TELEPHONE PEDIESTAL  
CULVERT  
BOUNDARY POINT (MARKED)  
BOUNDARY POINT (NOT MARKED)  
IRON PIN FOUND  
IRON PIN SET  
(1/2" DEFORMED REROD  
WITH IDENTIFICATION:  
"MICHAEL VT 130")  
UTILITY POLE



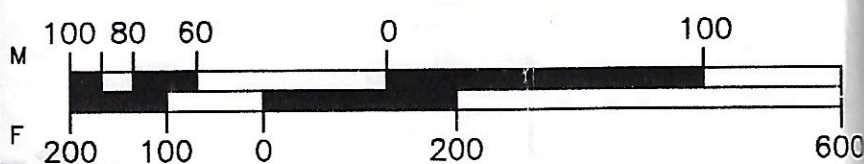
TOTAL AREA



**MICHAEL ENGINEER**  
LUDLOW, VERMONT

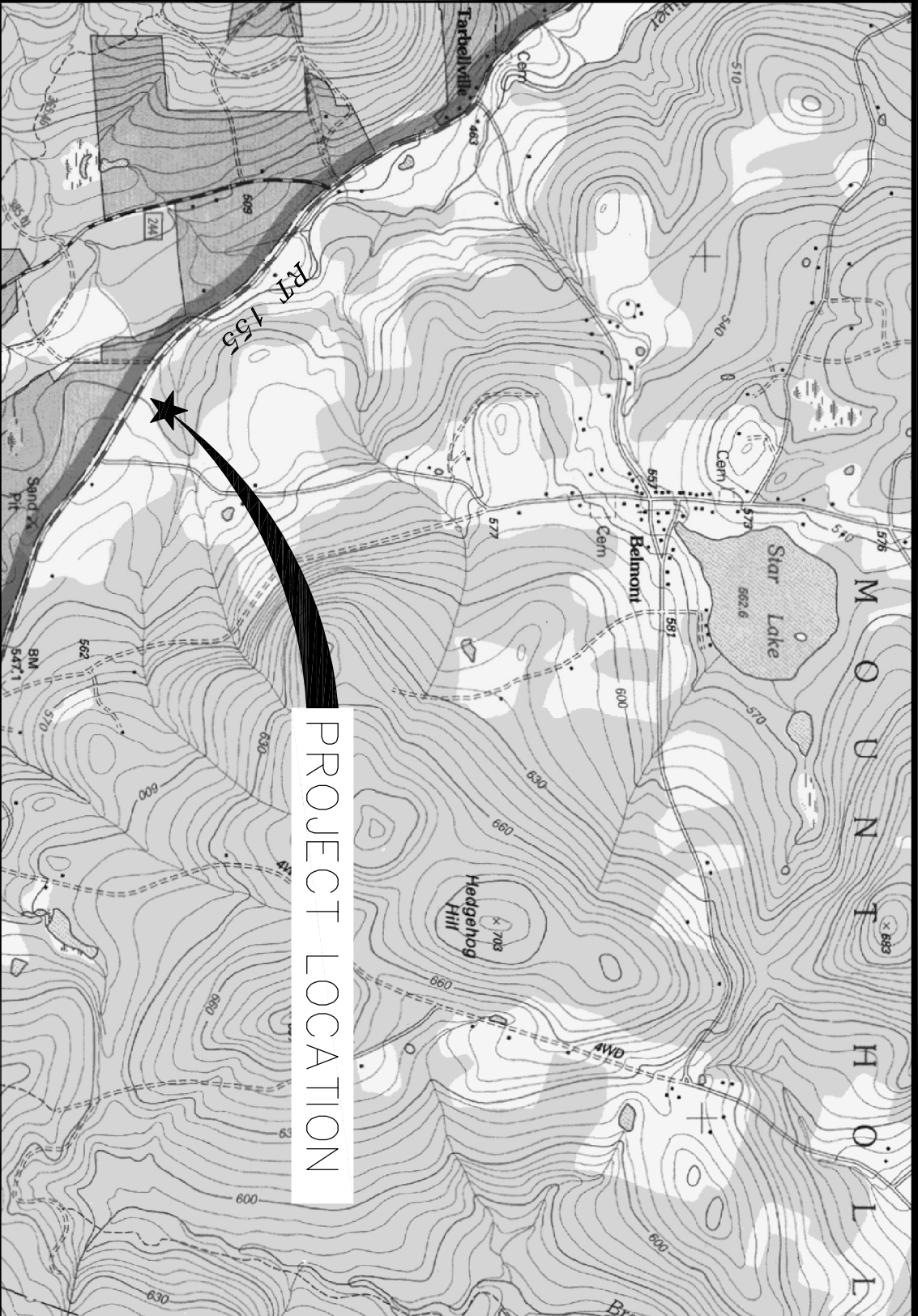
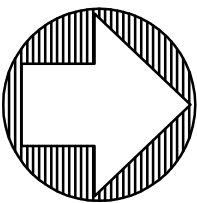
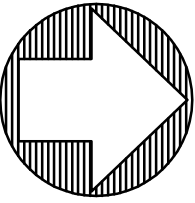
Lands of  
**Raymond A.**  
**Clarise B. D.**

LOCATION: Mount Holly (Rutland County)



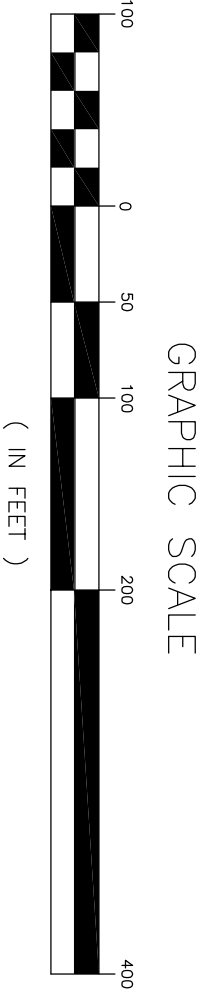
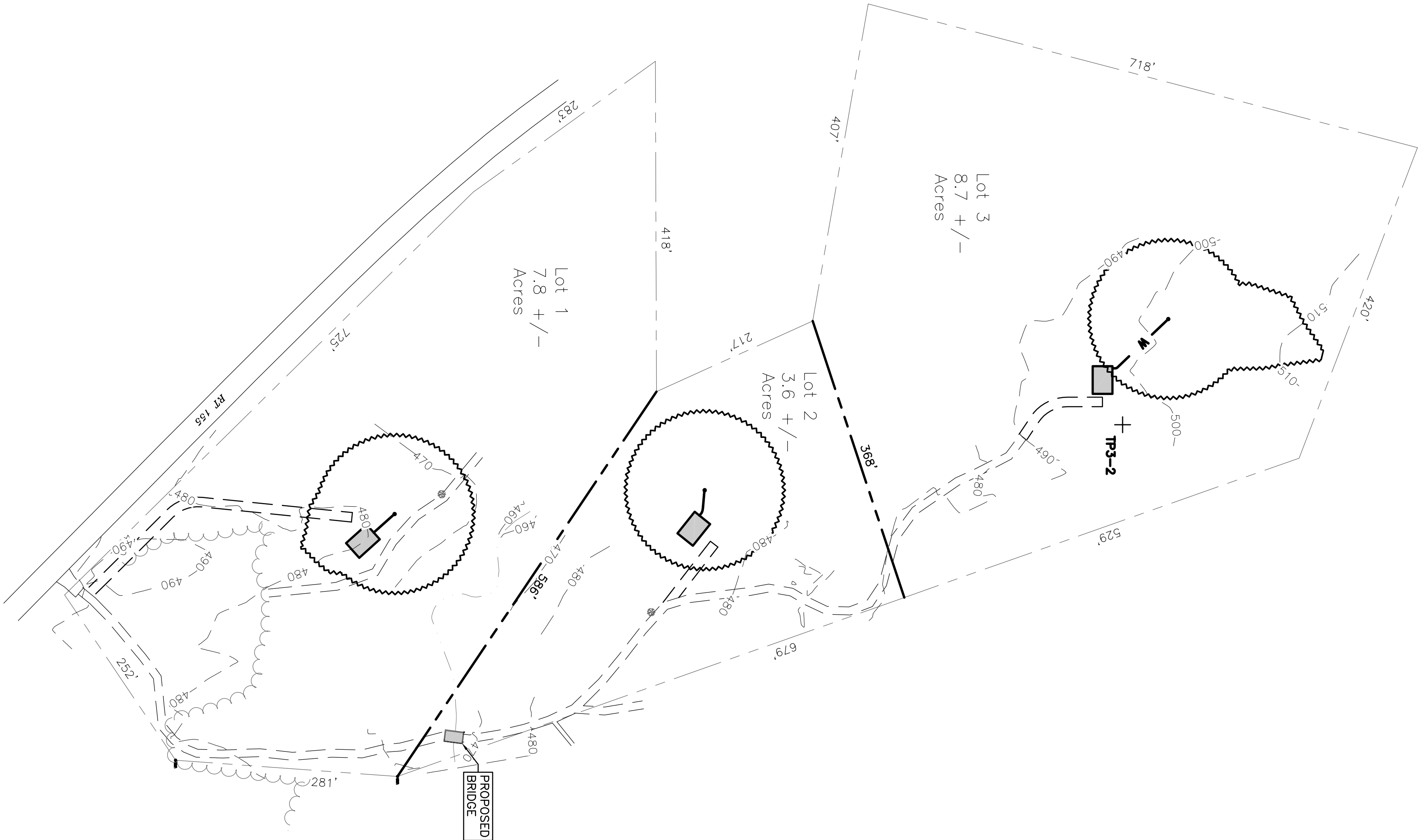
**SURVEY:** RJM, JRM, FRF, JTD, DNR **DRAWN:** J





LOCATION MAP  
SCALE: 1" = 2,000'

"THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS DO NOT DEFINE LEGAL RIGHTS OR WEFT LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. 2502(4) AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS."





SITE PLAN  
SCALE: 1" = 100'



DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Wastewater Management Division  
THIS IS SUBJECT TO PROVISIONS  
OR CONDITIONS LISTED IN PERMIT  
Permit #: **WW-1-1820**  
Date: **9/24/2008**

- ABBREVIATIONS
- BR = BEDROOM
  - SFR = SINGLE FAMILY RESIDENCE
  - WWDS = WASTEWATER DISPOSAL SYSTEM

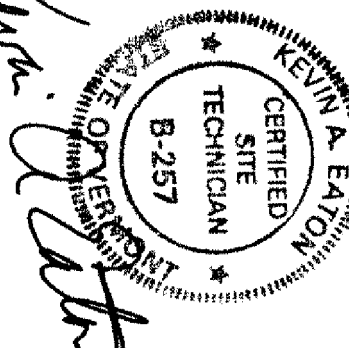
LEGEND		
EXISTING	PROPOSED	
--- 502 ---	 502	MINOR CONTOUR
--- 500 ---	 500	MAJOR CONTOUR
=====	=====	PAVED ROAD/DRIVE
=====	=====	GRAVEL ROAD/DRIVE
=====	=====	TREELINE
=====	=====	PROPERTY LINE
=====	=====	RIGHT OF WAY
=====	=====	STONEWALL
=====	=====	WIRE FENCE
=====	=====	WOODEN FENCE
=====	=====	BROOK CENTERLINE
=====	=====	WATER MAIN
=====	=====	SEWER MAIN
=====	=====	STORM DRAIN
=====	=====	UTILITY EASEMENT
=====	=====	SEWER MANHOLE
=====	=====	DRAIN MANHOLE
=====	=====	CATCH BASIN
=====	=====	WELL
=====	=====	ELECTRICAL MANHOLE
=====	=====	TELEPHONE MANHOLE
=====	=====	GATE VALVE
=====	=====	WATER SHUT OFF
=====	=====	HYDRANT
=====	=====	BENCHMARK
=====	=====	BOUND
=====	=====	DRILL HOLE
=====	=====	IRON PIN/PIPE FOUND
=====	=====	TRAVERSE MARKER
=====	=====	UTILITY POLE
=====	=====	GUY WIRE
=====	=====	SINGLE POLE SIGN
=====	=====	DOUBLE POLE SIGN
=====	=====	LIGHT
=====	=====	FLOOD LIGHT
=====	=====	DECIDUOUS TREE
=====	=====	CONIFEROUS TREE
=====	=====	SHRUB
=====	=====	BUILDING
=====	=====	WELL
=====	=====	TEST PIT



**DUPRESNE & ASSOCIATES, PC**

54 Main Street, P.O. Box B  
Windsor, Vermont 05089  
E-mail: [ddupresne@vermont.net](mailto:ddupresne@vermont.net)  
Web: [www.dupresneassociates.com](http://www.dupresneassociates.com)

Windsor, VT Tel: (802) 875-5888 Fax: (802) 875-2813  
Barnes, VT Tel: (802) 875-5888 Fax: (802) 875-2813  
St. Johnsbury, VT Tel: (802) 748-9005 Fax: (802) 748-4512



*Kevin A. Eaton*

REVISIONS		BY
DATE	COMMENTS	

BOLALEK  
4623 VT ROUTE 155

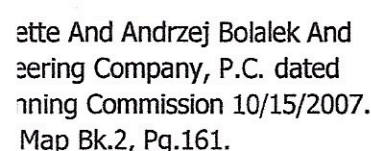
OVERALL SITE PLAN  
3 LOT SUBDIVISION

MOUNT HOLLY, VERMONT

Project #	516032
Project Mgr.	KA.E
Design by	KA.E
Drawn by	BLB
Reviewed by	NRJ
Approved by	BLB
Date	JUNE 25, 2008
Scale	AS SHOWN



Area Summary	
Lot 1	7.79± Acres
Lot 2	5.04± Acres
Lot 3	8.32± Acres
Lot 4	2.04± Acres
Total	23.19± Acres



20.14 Ac Purchased from Dana 2006  
permitted by state 2008

3.18 Ac Purchased from Deyette  
in 2008, permitted by state 2020

21.15 Ac = 20.14 Ac + 1.14 Ac merged  
as part of 3.18 Ac

2.04 Ac CABIN HAVEN

This survey was conducted in accordance with the Rules of the State Board of Land Surveyors, Part 5, Standards for the Practice of Land Surveying. It is based on deed descriptions, map references listed, and field evidence found in the field. It is consistent with this informal survey to the best of my knowledge and belief unless otherwise noted. This conforms with the requirements of 27 VSA 1403.

Don V. B.