



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Regular Meeting Minutes

Wednesday September 15, 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 7:05pm
2. No changes to agenda
3. Approval of minutes
 - a. The minutes from August 18th regular meeting were approved as distributed.
4. Reports & Announcements
 - a. Clerk report: none
5. Correspondence
 - a. Subdivision proposals
 - i. Bolalek - 4623 VT RT 155 - new application, PC 2021-03
 1. Packet from Mr. and Mrs. Bolalek was distributed electronically and presented during the meeting. This included a \$150 check, application, and map. Jon explained it is \$150 per lot for a minor subdivision. Applicant will pay an additional fee of \$300.
 2. Jon noted the application is a little different from what was presented at the last meeting.
 - a. Mr. Bolalek explained they are now seeking to subdivide land into three lots instead of four.
 - b. PC members examined the map, and determined Mr. and Mrs. Bolalek are requesting a minor subdivision.
 3. Andy asked if there is intention to subdivide lot one into two lots in the future because an additional subdivision would need to wait one year. Mrs. Bolalek stated this is not their intention.
 4. Public Hearing scheduled on October 20th at 6:15pm.
 - b. Building Construction Registrations
 - i. Planning Commission members discussed the Building Construction Registration review process, and which information should be required.
 - ii. Stephen made a motion to amend the Building Construction Registration application to request applicants provide a wastewater permit number. Andrew seconded the motion, unanimously approved.

- iii. Johansen, 586 Maple Hill Rd, garage, (accepted)
 - iv. Deegan, 705 Dawley Rd, single story chalet, (accepted)
 - c. Wastewater system and potable water supply permits
 - i. Public Water System Construction Permit: "Mount Holly School PFAS Water System Improvements"
 - 1. Email with information about a public drinking water system in the process of being approved for the school.
 - d. Email / Other: None.
- 6. Unfinished business:
 - a. None
- 7. New business:
 - a. Census data
 - i. Jon stated it makes sense as a planning commission to look at the census data once it is available for Mount Holly.
 - ii. Discussion about difficulties in determining the number of part time vs full time residents and growth trends.
 - iii. This topic will be revisited as census information becomes available.
 - b. Town Plan strategies
 - i. Community Involvement:
 - 1. Discussion of various ways to involve the community in Town Plan process safely during the pandemic.
 - 2. Vermont Council of Rural Development (VCRD)
 - a. Offers a "Community visit" (Typically three meetings)
 - b. Jon sent an email inquiring if this service could be used for Town Plan development. Response was that it is not typical, but possible.
 - c. Brigid suggested Jon contact VCRD so Mount Holly is placed on the waitlist.
 - 3. Jon suggested another option of having a small stakeholder meeting for each section of the plan.
 - 4. Andy suggested having meeting of town members that have demonstrated interest or have experience in topics of the Town Plan. Jon asked if these individuals should be invited to the working meeting.
 - 5. Decided to review and discuss infrastructure related parts of the Town Plan first. The Fire and Rescue section of the Town Plan will be discussed at the next working meeting with a stakeholder meeting to follow.
 - ii. Infrastructure planning
 - 1. Related to the Town Plan infrastructure discussions, Jon noted that the Planning Commission could provide recommendations on how ARPA funds may benefit the town.

2. Discussion about possible uses for ARPA funds. Focus seems to be on public water systems, broadband, and COVID related issues.
 3. Jon noted that our internet connectivity is among the best in the state and we have a cell tower going up right now. All Commissioners expressed a dire need in Belmont for a public waste water system.
 4. Andy noted that a lack of a public waste water system hampers economic development. Jon noted that was a focus of discussion during 2018 Town Plan development meetings. Commissioners discussed various economic development options for the Belmont village which might include improvements to the store, having a new restaurant, or an inn/bed and breakfast.
 5. Brigid noted the relationship of wastewater systems to the lack of housing options.
 6. Discussion about relationship of wastewater systems to problems affecting Star Lake.
 7. Commission unanimously agreed to investigate wastewater systems for the village to provide advice and recommendations to the Select Board.
 8. Jon will try to attend the upcoming VLCT webinar about ARPA funding on October 4.
 9. Jon has informally discussed with Okemo Valley TV about using ARPA funds to support purchasing new video conferencing technology. Unanimously agreed to support the Select Board making this decision. Patrick from Okemo Valley TV noted that during the VLCT meeting on October 4th one hour will be dedicated to hybrid meetings and equipment.
8. Public comments: none
 9. Upcoming meetings
 - a. Special Town Plan working meeting - October 6th at 7pm
 - i. Fire and Rescue discussion
 - b. Public Hearing - October 20th at 6:15pm
 - c. Regular meeting - October 20th at 7pm
 10. The meeting adjourned at 8:37pm

For the Commission,
Renee Sarmiento, Planning Commission Clerk

In draft form until approved on October 20th, 2021