



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Special Work Meeting Minutes

Wednesday May 4, 2022

7:00 P.M.

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

Commission Members Absent: Andrew Schulz

Also Present: Renee Sarmento (Clerk), Stephen Michel, Donna Seward

1. Chair called the meeting to order at 7:05 pm.
2. No changes to agenda.
3. Town Plan Revisions
 - a. Housing Plan
 - i. Commissioner Andrew Seward stated that the census information was confusing and did not appear to be accurate. He also did not have an opportunity to speak with David Johnson.
 - ii. Commissioner Andrew Seward reported information found while researching the Census to the Commission. This included vacant/occupied housing units, median income for households, median home price, median rent. Discussion followed about the accuracy of the information and how to obtain more accurate information.
 - iii. Commission discussed types of information that would be useful for the Housing Section of the Town Plan, and established next steps:
 1. Andrew Seward will speak with Treasurer David Johnson about obtaining a spreadsheet of the grand list to find the number of dwellings and median home price.
 2. Andrew Seward will speak with the Town Clerk to get voter registration numbers/changes over the past five years, how many new E911 addresses, changes to the grand list, and property transfer records.
 3. Chair is interested in getting more information on the number of rental units in town.
 4. Stephen Michel stated David Johnson may be able to provide the number of local vs out of state residents by looking at zip codes of where taxes were mailed.
 - iv. Chair stated that statistics are an important part of the Housing Section. There are also larger picture things such as the vitality of villages and hamlets. There had been ideas to revitalize the hamlets in town. Commissioner Brigid Sullivan stated they may make a good place for more housing that is in line with state planning goals.
 - v. Discussion about which Mount Holly hamlets might be able to accommodate growth, and locations where more housing development might be possible.
 - vi. Discussion of the importance of affordable housing, and concerns of undesirable tenants when rent is lower/affordable.

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- vii. Chair asked about trailer parks and the situation on Route 103. Discussion around mobile vs fixed structures, and if there are any compliance issues. Commissioner Andrew Seward will look into RV park regulations.
 - b. Flood Resilience Plan: not addressed during meeting due to time
- 4. Public Comments:
 - a. Chair shared that the Porter Subdivision decision has been signed and recorded. The mylar is also at the Town Office.
 - b. Chair shared that there are two or three boundary line adjustment plats at the Town Office right now.
 - c. Chair mentioned the proposed resolution sent to the Select Board to assist them with properly and legally creating a Board of Adjustment.
 - d. Commissioner Brigid Sullivan spoke about the Conservation Commission taking their new shade tree plan to the Select Board, and how they would welcome the Planning Commission's support. Commission discussed the goal/purpose of the shade tree plan, tree categories, and trees that would be included in the plan. Commissioner Sullivan stated that they will share information before the decision is made by the Planning Commission on whether or not they would like to offer support. Chair asked about the reason for tree preservation (i.e. culturally significant).
- 5. Upcoming meetings
 - a. Regular meeting – May 18th, 7:00 pm (3rd Wednesday)
- 6. Meeting adjourned at 8:51 pm

For the Commission,
Renee Sarmento, Clerk

In draft form until approved on May 18th, 2022