



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Special Work Meeting Minutes

Wednesday October 5, 2022

6:00 P.M.

Commission Members Present: Jim Seward (Vice Chair), Brigid Sullivan, Andrew Schulz,
Andrew Seward (joined meeting in progress)

Also Present: Renee Sarmiento (Clerk), Stephen Michel, Phil Crane,

Absent: Jon McCann (Chair)

1. Vice Chair called the meeting to order at 6:05pm
2. Changes to agenda: None
3. Town Plan Revisions
 - a. Recreation
 - i. Commissioner Sullivan referred to Chair stating at a previous meeting that it might be nice to have trails labeled. This may be something that should go into the Town Plan. Commissioner J. Seward stated there will be a large logging operation done on Healdville Trail. Commissioner Sullivan stated she thought it would also be occurring in the National Forest.
 - ii. Commissioner Sullivan stated the Town Plan should reference resources available in Ludlow (youth team sports, tennis courts, skate park). Commissioner Schulz stated the plan should be aspirational and if not seeking to do X it is because X is available nearby.
 - iii. Phil Crane, representative of Conservation Commission stated a lot of yesterday's discussion was devoted to recreation and scenic roads. Phil reported there were five points that the Conservation Commission agreed with that were previously discussed by the Planning Commission. They included: designate parking areas for trails (i.e. Healdville Trail), access to playground at Mount Holly School and potential to have an area for young children to use during school hours (Star Lake area?), use of Star Lake in the winter for activities such as ice skating, consider recreation committee appointed by the Select Board.
 - b. Scenic Roads
 - i. Phil Crane stated Conservation Commission does not have formal input at this time, but they will be generating guidance and making a list of appropriate roads based on various things. Overlap of scenic roads with the shade tree plan. There is a scenic road law that gives guidelines on what to do. Scenic roads could include paved roads, but gravel scenic roads should not be paved. Scenic roads do not need views necessarily.
 - ii. Commissioner Sullivan stated criteria for scenic roads is needed, and read section from Shrewsbury plan regarding scenic road designation.
 - iii. Discussion of roads with scenic views/potential scenic roads. Commissioner Sullivan recorded a list of potential scenic roads to include in the plan suggested by the commissioners (Straight Rd which now has views, views from top of Hedgehog Hill, Belmont Rd. from Tiffany Rd to town, Patch Brook Rd. behind Lake Ninevah is in Plymouth, flats on 103 is beautiful, down the hill on 103, and

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views toward Ludlow, Beaver Meadow Rd, Cy Parker Rd, Hen Farm Rd, Greendale Rd)

- iv. Commissioner Schulz stated first step should be to develop list of scenic roads and then decide what recommendations regarding development/regulation should be made. State will control wetlands.
 - v. Commissioners reviewed roads previously included in the Town Plan (Shunpike Road, Maple Hill Road, Old Turnpike Road, Healdville, Packer Cemetery, Hedgehog Hill Road). What does scenic mean? Scenic roads could include paved roads, but gravel scenic roads should not be paved.
 - vi. Discussion of regulations to consider: keeping stone walls intact, setback requirements, driveway design, establish buffer between road and development to maintain forested appearance, encourage protection (unless a safety risk) and planting of shade trees, protections for land owners who want to keep trees but don't prohibit them from removing, regulation about conserving trees on scenic roads that would apply to anyone who subsequently purchases the property. Some communities prohibit cutting trees unless tree poses risk to person or property. Residents can petition town for inclusion as a scenic road designation.
4. Public comments: None
 5. Upcoming meetings
 - a. Regular meeting – October 19, 2022
 - b. Special Meeting - November 2, 2022
 6. Meeting adjourned at 7:13pm

For the Commission,
Renee Sarmiento, Clerk

In draft form until approved on November 2, 2022