



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Special Work Meeting Minutes

Wednesday, September 6th, 2023

7:00 P.M.

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

Also Present: Kevin Plew, Patti Plew, Maria Fortier, Craig Fortier, Glenn Davis, Laura Davis, Dave Tilly, Stephen Michel

1. Chair called the meeting to order at 7:10pm
2. Changes to agenda: Given the presence of several members of the public, Chair proposed moving public comments to the third item on the agenda. Unanimously approved.
3. Public comments:
 - a. Craig Fortier raised the issue of a concert proposed at Okemo View Lane on a property previously described as being solely for the weddings of family members; he also noted that there had been several people camping on the site. Chair commented that since this issue was not on the agenda the Commission could hear the public comments but that no action could be taken, but proposed putting an item on the agenda for the next regular meeting. Maria Fortier raised concerns about the potential future use of the venue and its impact on neighboring properties. She asked what the regulations are in connection with alcohol use and noise. Kevin Plew questioned what would trigger the definition of this structure as a public venue and thus the permits and inspections required for such a venue. He also noted that the sponsorship of the music event by the Belmont General Store and Mount Holly Beer in effect makes the concert a commercial event. Chair noted that the AO (who was not present) may be able to provide further insights on these questions since she is undertaking inquiries on what permits may be required. Chair also noted that since the Town has opted not to have any zoning, most of the issues raised are related to powers of the State. Dave Tilly explained the background to the concert, a fundraiser for the MHCA. He noted that there was no commercial benefit Commissioner Schulz noted that if anybody present wishes they could approach the State authorities directly for further clarification on their concerns. Mr. Tilly said that he has no plans to hold public functions at the location, and they only added a location

in Google Maps so that wedding guests could find the location. He noted that there had been around 10 campers on the site over several years but that there had not been campers in the last two years until last month when one couple came to camp.

- b. Regarding the Belmont General Store, Dave Tilly noted that the improvements to the building will be more extensive than originally expected and wanted to update the PC. Chair noted that if there are changes to the footprint of the Store that would affect the streetscape there should be consultation with the Town. Dave Tilly confirmed that there would be no changes to the footprint, but the proposed changes would support some of the proposals in the Belmont Village Plan and he wanted to clarify what steps might be required to facilitate this. Chair proposed that Dave Tilly consult with a surveyor and Town officials to clarify the Store boundaries. Commissioner Jim Seward noted that if there is to be a change in the footprint, a BCR is required. Dave Tilly noted that they already have a BCR. Commissioner Schulz clarified that it may be necessary to revise the BCR (and any other permits). Chair advised that Mr Tilly talk to the Town regarding streetscape and parking issues; he also noted that changing the facade may affect any tax breaks related to the Building's historic structure or location in the Designated Village Center. Commissioner Schulz suggested to Mr Tilly that once his plans are finalized, he shares them with the PC as well as the Town. He also noted that all changes must be in compliance with any State permitting requirements for commercial properties. Mr. Tilly said he would present his plans to the PC when he has them.

4. Unfinished business:

- a. Town plan updates: Chair shared updates to the text, particularly relating to Forests and Forest Blocks, the section on Wetlands and Riparian areas, and Wildlife Habitat and Connectivity. The plan also notes the incorporation of the Belmont Village Plan into the Town plan by reference. The section on Future Land Use has been expanded to clarify definitions in the Future Land Use map. The section on Government has been expanded. The section on Emergency Services has been revised to reflect recent proposed changes in Mount Holly Rescue; this section may need to be revised once decisions have been made regarding the future direction of Mount Holly Rescue. The section on Habitat Connectivity and Fragmentation has been moved into the Preservation section. The section on Historic Sites has been fleshed out. The Energy section now includes information on the Municipal Energy Resilience Program to improve energy efficiency and

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reduce energy costs in all municipal buildings. The Housing section includes information and proposals on short-term rentals. A new Appendix has been added to provide an inventory of significant natural features. Chair proposed that all PC comments on the text should be made at the next meeting. This will be followed by a Public Meeting and subsequent submission to the Select Board. Chair shared the updated maps for the town plan and clarified the changes made, particularly to the map of Significant Natural Features.

5. Upcoming meetings: Regular Planning Commission meeting, 20th September 2023, 7pm
6. Meeting adjourned at 8.57 pm

For the Commission,

Faith Tempest (Clerk)

In draft form until approved on Sept 20th, 2023