



# Town of Mount Holly Planning Commission

## Town Office & Remote Electronic – Regular Meeting Minutes

**Tuesday, May 20th, 2025**

4.30P.M.

Commission Members Present: Jon McCann (Chair), Jim Seward (Vice Chair), Andrew Schulz (Secretary via Zoom), Stephen Michel (arrived 5.15pm),

Also present: Faith Tempest, Robert Garrow, Carol Garrow-Woolley, Lori Norton, Gary Norton, Jeff Chase

1. Chair called the meeting to order at 4.32 pm
2. Changes to agenda: none
3. Approval of minutes: Commissioner Schulz moved to approve the minutes of April 23<sup>rd</sup> 2025, seconded by Commissioner Jim Seward. Commissioners Schulz and Seward approved, Chair abstained, motion passed.

### **4. Reports & Announcements**

- a. Administrative Officer: no report
- b. Planning Commission Chair: no report

### **5. Correspondence**

- a. Subdivision proposals
  - i. **Garrow:** Mr Garrow submitted a new plat with revisions based on the requests at the last meeting. Chair and Commissioners reviewed the revisions and confirmed that all had been met except for clarity on the woodland/wetland and class 2 wetlands in parcel 4 which were either covered in text or unclear. Chair proposed scheduling a hearing with the presumption that the wetlands area will be better delineated. In discussion, the issue of the boundary line between Mr Garrow's property and that of Gary and Lori Norton. The plat recites that the parties "are entering into a Boundary Line Adjustment". The status of the adjustment was discussed and it appeared that it had not yet been finalised. Chair proposed that this should be done to avoid any future issues. Carol Garrow-Woolley asked about the process for this. Chair proposed that Chris Corsones prepare an agreement. Commissioner Schulz asked that the BLA be completed before the hearing. Chair concurred and proposed that the hearing be scheduled for 17<sup>th</sup> June at 6pm. Mr Norton asked about the access. Chair responded that the Town Highway location and a second option by the existing barn are noted on the submitted plat.
- b. Email/Other: none

### **6. New Business:**

- a. Discussion on Regional Future Land Use Map (with Select Board): Devon Neary (Executive Director RRPC) had presented to the Select Board the future land use proposals in the draft Rutland Regional Plan and asked the Select Board and Planning Commission to provide feedback. Chair noted differences between the RRPC map and the Mount Holly Town Plan in designation of village centers. Village designations allow more dense development, so a larger village center may allow this, although since Mount Holly has no zoning, the options to manage land development are limited. Chair also noted the way the map only notes a single land use, so it does not allow carve outs within areas mapped as rural (current use) for other uses, specifically conservation. A formal response will be prepared and shared with RRPC. Commissioner Schulz suggested that a meeting with RRPC may be beneficial. Jeff Chase proposed sending the comments from the Select Board and asking for a specific response.
- b. Subdivision permit amendment for PC 2021: Following a site visit by the PC Chair and AO to the Siegordner property on Rte 155, the Chair noted that the work being proposed (a new access) is an amendment to the subdivision permit issued in 2021 and there are two potential approaches – authorizing the AO to issue an administrative permit, or asking for a new sub-division application which will allow for a public hearing. Commissioner Jim Seward asked if a hearing was necessary given that the proposals are to increase the vegetative buffer. Chair also noted that owner also has an interest in a future land subdivision. The Chair and Commissioner Schulz both supported a new application and hearing to amend the original permit, which will have a binding impact on the land use. Commissioners agreed. AO will communicate with Mr Siegordner.
- c. Blue Spruce Inn: The PC Chair and AO reported on the findings of a site visit on May 1<sup>st</sup> 2025. The owners represented that they had completely gutted one of the buildings to make it habitable, removed black mold and human waste, restored power and water, and made the wastewater system functional. They also stated they had undertaken work on the second existing building. The owners stated that the Fire Marshal who condemned the building in 2023 had visited and confirmed that he had previously condemned the buildings, but has not made any other follow up. The Chair reported that during the site visit the owners were informed that the property is in a Flood Hazard Area and that any substantial improvement of the property requires a Flood Hazard Area/ River Corridor permit and that they should complete the application for this permit. The Chair stated to the PC that there is clearly substantial reconstruction above the threshold stated in the bylaw which brings the requirement of the permit, and he informed the owners of that. Chair reported that the owners became somewhat testy, and the Chair informed them that this was not helpful. The Chair noted that there may be some dispute about this so the law must be applied clearly. Commissioner Jim Seward asked if the building the owners are living in has a foundation. Chair did not know.

- d. Scheduling of regular meetings: Chair proposed moving the regular meetings to the 3rd Tuesday of each month at 6.30pm. Commissioners agreed.

**7. Unfinished Business: none**

**8. Public Comments: None**

**9. Upcoming meetings**

- a. Public Hearing: Garrow subdivision June 17<sup>th</sup> 6.00pm
  - b. Regular meeting: June 17<sup>th</sup> 2025 at 6.30 pm
10. Meeting adjourned 6.28 pm.

For the Commission,

Faith Tempest, Planning Commission Clerk

In draft form until approved on 17<sup>th</sup> June 2025

A video recording of this meeting can be found at: <https://okemovalley.tv/mount-holly-planning-commission-520-4>