



## Town of Mount Holly Planning Commission

### **Town Office & Remote Electronic – Regular Meeting Minutes Tuesday,**

**June 17<sup>th</sup> 2025 6.30P.M.**

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

Also present: Faith Tempest, David Johnson

1. Chair called the meeting to order at 6.32 pm
2. Changes to agenda: none
3. Approval of minutes of meeting of May 20th. Commissioner Schulz asked for an amendment regarding discussion of the Garrow subdivision: he will share language with the Clerk. Chair asked that the minutes reflect additional comments he had made regarding the situation at Blue Spruce Inn to ensure the minutes form a complete record of what happened during the site visit. Commissioner Schulz asked for specific amendments to the wording to clarify what action the owners have already taken. Chair tabled approval of May 20th meeting minutes until revisions are made.

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

##### **a. Administrative Officer:**

##### **i. BCRs received from**

Watson: Okemo View Lane – 24x44' garage

Nilsen and Doig: Old Tiffany Road – 30x35' garage and 42x24' yoga room

Ahonen: Shunpike Road – replacement of mobile home

Ganzer: Gates Road – 30x42' garage

Commissioner Schulz asked about construction on Sawyer Hill Road. AO will follow up.

- ii. Patch FHA permit has been issued and will shortly pass the appeal period and go into full effect. Mr Patch would like to add a concrete parking pad/garage at the same elevation as the building, which may complicate the LOMA process managed by FEMA. Kyle Medash has proposed that the LOMA includes the parking pad but the AO will contact him to clarify next steps. Chair asked for a synopsis of the BoA permitting process – AO confirmed that the Findings and Decision have been posted following the BoA's public hearing.
- iii. Armstrong camper in FHA: a certified letter has been returned as undeliverable; possibly with an incorrect address. AO will re-send.
- iv. Belmont General Store: Following an anonymous report to the Town Clerk expressing concerns about proposals for building out a curb in front of the Post Office and its effect on snow plowing, AO asked Alissa Chronert to update the BCR and give information on site plans. The site plans suggest that the designs are following

proposals in the Belmont Village Plan. This may raise questions regarding ownership of the road – an unrecorded survey suggests the Town owns all the property to the edge of the Store. Chair noted that this is an issue for the Select Board. Chair also asked about Act 250 implications, raising questions regarding parking, traffic, snow removal, pedestrian access etc. Chair asked AO to follow up with the Act 250 coordinator on this.

- v. Blue Spruce Inn: The owners met with the AO. They gave their opinion that the works already undertaken are to rectify the Fire Marshall and Health Officer's violations, and that they have not made substantial improvements, merely cosmetic improvements to make the building habitable. They asserted that these are exemptions in the Town's bylaw. AO linked them to Kyle Medash, who advised on issues relating to quantifying substantial improvements and also advised that the owners should undertake a survey to establish base flood elevation. AO outlined to the Commission the definitions of substantial improvement, requiring information on the value of the property and the costs of improvements over a period of three years. Chair stated that condemnation of the building brings with it an assumption that the building will be destroyed, giving it no value and thus any improvements are substantial, and that the owners of the property will need to show that they are not in violation of the bylaw. Commissioner Michel asserted that the building has inherent value and the improvements undertaken address issues which would reduce its value. Commissioner Schulz noted that the purchase price of the property does not mean there is any value in the structures, since it also includes the land. Commissioner Andrew Seward suggested that the best course of action is to follow the same process as followed by Marvin Patch (LOMA). AO noted that she has asked the property owners to complete a FHA/RC permit application, which will commence the process to request the owners to prove that they are not in contravention of the bylaw. Chair asked what the position of the Fire Marshall is today. AO had not had the chance to speak to them but will do so. AO also noted that the Fire Marshall's report was written when the property was a public building, which it no longer is. Chair stated that although there is no formal change of use process, his belief was that the status of the structure as a public building would not change according to the Department of Public Safety. Commissioner Schulz noted that if the building is no longer public then the exemption of curing a violation no longer applies. Chair noted that the basis for the bylaw is to ensure that if a building is destroyed it is not rebuilt in the same location and to the same standards. AO confirmed she will revert to the owners asking them to complete the FHA permit application, and proposing a survey to establish the base flood elevation.

b. Planning Commission Chair:

- i. Cavendish's new subdivision regulations have been presented to the Select Board. Chair is seeking a copy to facilitate comparison with our subdivision regulations.
- ii. A public enquiry was received asking about zoning issues for campground with a focus on wellness and cannabis consumption. The AO will respond.

## 5. Correspondence

a. Subdivision proposals

- i. **Siegordner:** Regarding the proposal to install a new access to one of the parcels which would require an amendment to previous subdivision permit conditions (PC-2021-03) relating to screening, Chair proposed that the most straightforward way to address this would be a public hearing. This would allow interested parties to make their views known. AO noted that the subdivision application has been submitted along with a color copy of the map which makes clear the location of the proposed access, but also highlighted a future potential subdivision of one of the parcels. AO was asked to clarify with Tyler Siegordner whether he intends to submit an application for the land subdivision as well. Commissioner Michel suggested that all of the subdivision conditions related to screening should be removed. Chair noted that the applicants were not asking for this, and that they are proposing additional screening, along with the access. AO asked what information would be required to ensure the application is complete, given that this is an amendment, rather than a full sub-division application. Chair confirmed that the application, site plan and State Permits would be sufficient, and no additional plats are required.

b. Email/Other: none

**6. New Business:**

**7. Unfinished Business**

- a. Subdivision regulations – Chair will circulate the Cavendish draft sub-division regulations.  
b. Blue Spruce Inn – no additional information.

**8. Public Comments: None**

**9. Upcoming meetings**

- a. Garrow Sub-division Deliberations – 25<sup>th</sup> June 2025, 5.30pm  
b. Regular meeting: July 15<sup>th</sup> 2025 at 6.30 pm

**10. Meeting adjourned 7.55 pm.**

For the Commission,

Faith Tempest, Planning Commission Clerk

In draft form until approved on 15<sup>th</sup> July 2025

A video recording of this meeting can be found at: <https://okemovalley.tv/mount-holly-planning-commission-617-4>