



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Regular Meeting Minutes

Tuesday, July 15th 2025

6.30P.M.

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

Also present: Faith Tempest, Doug Rose

1. Chair called the meeting to order at 6.30 pm
2. Changes to agenda: none
3. Approval of minutes of meeting of May 20th, June 17th: Commissioner Schulz moved to approve the May 20th minutes, second Jim Seward, approved unanimously. The Chair noted that the June 17th minutes contained extraneous information and requested their revision. Approval was tabled until the next meeting.

4. Reports & Announcements

a. Administrative Officer:

i. BCRs received from

Emous: Freeman Brook Road, 14x20' freestanding steel garage

Asphar: Belmont Road, 16x24' garage/storage

Radican: Belmont Road, 24x24' dry barn

Turco: Healdville Road, 36x36' Sugar House

McFalls: Barlow Road, 24x24' addition with 8x8' breezeway

Giberti: Hedgehog Hill Road, 10x12' shed

- ii. Patch FHA permit: AO clarified with Kyle Medash that the parking pad is within the AO's authority to issue an administrative permit. Mr Patch will make the application and pay the fee.
- iii. Belmont General Store: there has been no further information from the Act 250 Coordinator. At the July 8th Select Board meeting the SB Chair was positive about the proposals for development of the space in front of the Store but based on concerns about the property boundary lines, the SB Chair and Highways Foreman will review the details.

b. Planning Commission Chair:

- i. Feedback from RRPC on the regional plan: following a submission from the Select Board and Planning Commission to RRPC, the future land use map has been revised RRPC will share details shortly.

- ii. Given recent experience related to sub-division of a property subject to Act 250, the Chair and Commissioner Schulz sought clarification from the Act 250 coordinator regarding amendments of Act 250 permits. In this discussion the Belmont General Store was also mentioned. The Act 250 coordinator will work with the owners in an effort to get them to request a JO.

5. Correspondence

a. Subdivision proposals

- i. **Siegordner subdivision permit amendment for PC-2021-03.** Tabled to next meeting given absence of Siegordners.
- ii. **Garrow:** The Chair raised this again since deliberations are still not complete and another meeting should be scheduled. The Chair also noted with concern that Mr Garrow mis-represented the nature of a property line agreement between himself and Lori and Gary Norton, which was submitted to the PC as part of supporting documentation for the sub-division. The agreement requires Lori and Gary Norton to lose acreage and consent to boundaries in the sub-division plat, rather than as represented in previous PC discussions that the monumentation on the ground would be used for the boundary lines.

b. Email/Other: none

6. New Business:

- a. Rose boundary line adjustment: Mr Rose bought a 10 acre parcel with a SFR on Old Turnpike Road which abuts an 80 acre lot he already owns. There is a deed restriction on the 10 acre plot prohibiting subdivision. He would like to make a boundary line adjustment of the 10 acre property, adding 9 of the acres to the 80 acre parcel, leaving the SFR on a ~1 acre parcel. Commissioner Schulz asked when the subdivision restriction was added; Mr Rose responded that it was the sale of the property by Charles Garrow in approximately 1987. Chair asked for a specific request from Mr Rose, who asked that the PC allow a BLA leaving an acre lot, although it could be larger depending on the wastewater needs. Chair noted that a subdivision leaving one acre may be difficult to approve, but a BLA may be an option, given that this would make the 80 acre lot larger. Chair noted that previous BLAs have been subject to PC review. Commissioner Schulz stated that the BLA is subject to PC review, citing the example of one recently approved under the PC's authority on sub-divisions. Commissioner Michel noted that there may be a legal solution to remove restrictions which would no doubt be better. Chair stated that that a BLA could be reviewed under the sub-division regulations but Mr Rose would need to be comfortable with any issues arising from the deed restrictions. Mr Rose asked if the PC would look positively on a restriction on the deed of a newly created 89 acre lot that there would be no subdivisions. Chair

responded that restrictions on future use may help the application, but the next step is for Mr Rose to make a sub-division application.

7. Unfinished Business

- a. Subdivision regulations revision process: Chair is still waiting for Cavendish to share their draft subdivision regulations.
- b. Blue Spruce Inn: AO noted that the Fire Marshal has confirmed that since the property is now a privately owned SFR it no longer comes under their jurisdiction. She also reported that the property owners have confirmed they will make a FHA permit application and engage a surveyor to establish the base flood elevation of the property.

8. Public Comments: None

9. Upcoming meetings

- a. Regular meeting: August 19th 2025 at 6.30 pm

10. Meeting adjourned 7.36pm.

For the Commission,

Faith Tempest, Planning Commission Clerk

In draft form until approved on 19th August 2025

A video recording of this meeting can be found at: <https://okemovalley.tv/mount-holly-planning-commission-715-14>