



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Regular Meeting Minutes

Tuesday, August 19th, 2025, 6.30P.M.

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

Also present: Faith Tempest, Charlie Baker, Savannah Baker

1. Chair called the meeting to order at 6.32 pm
2. Changes to agenda: none
3. Approval of minutes of meeting of June 17th and July 15th. Chair moved to approve the minutes from June 17th, seconded by Commissioner Schulz, approved unanimously. For the minutes from July 15th, Commissioner Schulz requested two changes and with those moved to approve, seconded by Commissioner Jim Seward, approved unanimously.
4. **Reports & Announcements**
 - a. Administrative Officer:
 - i. BCRs received from
Coldwell, Tiffany Road: shed and porch extension
Farrar, Bowlsville Road: 18'x26' house
 - ii. Several property owners have asked about subdivision, with at least two applications expected shortly. Commissioner Schulz asked about an earlier message from the Wagners on Lake Ninevah Road regarding a subdivision but the AO had not received the application. AO will follow up.
 - iii. Belmont General Store: a formal request for a Judicial Opinion on whether the developments at the Store trigger act 250 has been made.
 - iv. Blue Spruce Inn: Mr and Mrs Baker reported that they have no plan as yet regarding development of the property and would like to get Kyle Medash, District Flood Plain Manager, to make a site visit and advise on options for the parcel. The AO reiterated to the Bakers the need to establish a Base Flood Elevation through a survey; without this, Mr Medash is unlikely to be able to give any advice. Mr Baker agreed to get a survey done.
 - b. Planning Commission Chair:
 - i. RRPC has circulated the revised Regional Plan which now in the main adopts the Mount Holly Town Plan but did not expand the Mount Holly Village Center to Hortonville, as requested. Commissioner Schultz noted that the plan is difficult to interpret. Commissioner Michel noted some confusion around the delineation around E911 addresses – the Chair responded that the 300' boundary is potentially around the relevant E911 structure.

5. Correspondence

- a. The T-mobile application to the PUC to extend the antenna on Stewart Road South has now reached the consultation stage. Chair noted the comments earlier made regarding limiting the height of the antenna to ensure it does not require a light and ensuring that the extension uses similar camouflage to the lower section. Chair made a motion to send these comments to the PUC, seconded by Commissioner Schulz, approved unanimously. Chair asked the AO to submit the comments online.
 - a. Subdivision proposals
 - i. **Siegordner subdivision permit amendment for PC-2021-03.** Tabled to next meeting given absence of the Siegordners. Chair proposed that if they are unable to attend the next meeting the public hearing can be scheduled for October 21st. Chair asked the AO to confirm with the applicants that this would work.
 - b. Email/Other: none
- 6. New Business:** none
- 7. Unfinished Business**
- a. Subdivision regulations revision process: Chair is still waiting for Cavendish to share their draft subdivision regulations in an editable format. The final draft is available in pdf format on the Cavendish Town website. There is no word yet from Rutland Regional PC regarding their ability to provide assistance.
- 8. Public Comments:** None
- 9. Upcoming meetings**
- a. Regular meeting: September 16th 2025 at 6.30 pm
- 10. Meeting adjourned 7.21pm.**

For the Commission,

Faith Tempest, Planning Commission Clerk

In draft form until approved on September 16th 2025