



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Public Hearing

October 21 2025 6.00P.M.

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

Also present: Faith Tempest, David Johnson, David Cooper, Ron Unterman, Christine Boudreau (via Zoom), Ed Burgess (via Zoom), Bruce Pacquette (via Zoom), Marie Pacquette (via Zoom), Alaire Siegordner (via Zoom).

1. Chair called the hearing to order at 6.02 pm
2. Chair outlined the purpose of the hearing, to review an application for an amendment to subdivision conditions set out in PC-2021-03, installation of an access road from Rte 155.
3. Applicant Tyler Siegordner was represented by David Cooper, as confirmed by Alaire Siegordner following a question by Commissioner Schulz who noted that Mr Cooper was not listed on the application.
4. Chair asked PC members to disclose any conflicts of interest or ex-parte communications. None were declared.
5. Chair asked interested parties to identify themselves. Marie and Bruce Pacquette, Christine Boudreau and Ed Burgess asked to be identified as interested parties as abutting landowners, Chair confirmed their status as interested parties.
6. Chair asked the applicant to present the proposal to the Planning Commission: Alaire Siegordner explained the applicants' intention is to install an access drive on Rte 155 to a duplex residence to allow family members to utilize the duplex. She noted VTrans has issued a permit for this. Chair asked for clarification as to whether the duplex is the applicants' current dwelling: Ms Sigordner confirmed they are living in the duplex whilst waiting for completion of their home on the property. Chair also asked if the proposal would lead to any increase in the graveled area; Ms Siegordner confirmed that there would be no increase. Chair asked if it was the applicants' intention to retain or to sell the duplex. Ms Siegordner stated they are not proposing to sell it.
7. Chair reviewed the information submitted: the VTrans permit, and an access site plan. Chair confirmed that there is no new survey, noting that the recorded survey (2021) does not show the location of the proposed new driveway. Mr Cooper stated the approximate location of 100' from the existing entrance. Chair noted it can be said to be ~150' from the middle of the existing access road. AO also noted the 2021 subdivision findings and conditions as key information to be considered in deciding the application.
8. Mr Cooper stated that although the submitted site plan does contain information suggesting the intent to undertake a subdivision of the parcel concerned, this was not a specific request to the Commission at present. Commissioner Schulz asked Ms Siegordner if there is a pending application for a subdivision at this time; Ms Siegordner responded that there is no subdivision

application. Chair noted that the 2021 decision would require amendment to its conditions to allow the proposed access. Mr Cooper submitted an additional map without the putative subdivision included, but Chair proposed that the site plan appended to the State Permit be used in the application.

9. Chair asked Commissioners for comments. Commissioner Michel noted that the application is before the Commission due to conditions in the original subdivision, and questioned whether the conditions should be maintained. Commissioner Schulz asked where the contractor's shop is in relation to the septic trenches noted in the 2021 plat; Ms Siegordner responded that the septic design was revised and moved closer to the duplex. AO confirmed that the revised WW design was permitted, and had been clarified at the time the BCR was submitted for construction of the house. Chair noted that the WW permit history is incorrect on the application but that the PC could revise that.
10. Chair asked interested parties to comment: Mr and Ms Pacquette asked which drive will be used for access to the new property (to be occupied by the applicants). Ms Siegordner confirmed it will be Jack Frost Lane. Ms Pacquette asked if the new access is approved whether a vegetative buffer will be maintained. Ms Siegordner confirmed it would. Chair noted a discussion on the site in June during which Mr Siegordner indicated his intention to improve the buffer between the shop and the duplex, and to increase planting along Rte 155. Ms Pacquette asked if the duplex is used as a short-term rental would this require changes to the WW permit? Ms Siegordner stated that the applicants have no intention of renting commercially, with the duplex being used by family members. Ms Boudreau asked if a future sub-division would be allowed? Ms Siegordner stated that sub-division is not part of their current plans but she could not say it will never happen. Chair noted that there are limits on further subdivision in the year following a subdivision, but there is nothing statutorily to prevent it. Ms Pacquette responded that they would prefer not to see the parcels further sub-divided. Chair asked the interested parties if they would like to see the original conditions on buffering and protection of the stream (requested by them), be continued; all confirmed they want to keep those conditions. All interested parties also confirmed they were happy with the proposed curved driveway and limited sight of the duplex.
11. Commissioner Michel withdrew his comment about the need for conditions given the support of interested parties, and noted that any future changes to the parcel which are counter to the conditions would require an additional sub-division amendment application. Mr Cooper and Ms Siegordner confirmed their understanding that the conditions remain.
12. Chair adjourned the hearing at 6.43 pm.

For the Commission,

Faith Tempest, Planning Commission Clerk

A video recording of this hearing can be found at: <https://okemovalley.tv/mount-holly-planning-commission-1021-0>