



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Public Hearing

November 18 2025 6.00P.M.

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

Also present: Faith Tempest, Kaitlyn Golden, David Johnson, Johnny Wagner (via Zoom), David Ernst (via Zoom)

1. Chair called the hearing to order at 5.30pm
2. Chair outlined the purpose of the hearing to consider an application for a minor subdivision application 2025-02, 300 Hasting Lane, a 3 acre lot to be divided into 2 parcels
3. Chair noted that Commissioner Schulz has recused himself from the decision due to his personal friendship with the applicant.
4. Chair asked Planning Commissioners of any conflicts of interest or ex-parte communications. None were declared.
5. Chair asked interested parties to identify themselves. David Ernst asked to be recognized as an abutting landowner. Chair recognized Mr Ernst as an interested party.
6. Chair invited the applicant speak. Kate Golden, acting for the applicant, presented a survey map which had been updated since the sketch plan review, showing the proposed subdivision into two parcels each with a single-family residence and access to the lake. There are no plans for any change to existing septic arrangements. Both lots will share rights to the access and to the wastewater system. Ms Golden confirmed that the WW permits are recorded and correct. She also noted that there are no changes proposed in the portion of the parcel located in the Town of Plymouth. Also presented were details of the earlier sub-division which created non-contiguous parcel numbers. Johnny Wagner added that this is an estate planning exercise to allow his father to divide the property between Mr Wagner and his sister. The survey sets out the subject of future utility easements to facilitate shared access to the property and its water and septic infrastructure.
7. The Plymouth Select Board declined to comment; the Plymouth assessor's office had confirmed they have no objection.
8. Chair reviewed the information submitted: the previous subdivision plat, email from Ms Golden outlining the waste water history, letter from listers in Plymouth, the current ww permit, final plat, and additional engineering plan showing septic and water arrangements.
9. Chair reviewed the minutes of the last meeting to ensure that all changes had been made to the plat. Chair asked if there is any objection to preserving the stone wall as the Town line boundary, Mr Wagner confirmed that it would not be changed and he had no objection to maintaining it, but also noted that there is a section which was removed prior to the family's purchase. Commissioner Michel asked why the stone wall should be preserved? Chair responded that it has historical importance as the Town Line, and the Town Plan supports preservation.

Additional updates to the survey have been added, including the correct date, signature block, and reference to earlier surveys and subdivisions. Chair raised a question about a deeded access to a Town road: lister David Johnson confirmed that none of Hasting Lane is a town road, and the Chair confirmed that parcel 3c will need a deeded access to a town road. Mr Wagner responded that the existing deed has this access.

10. Chair asked if Commissioners had any comments. None were made.
11. Chair asked Mr Ernst as an interested party if he had any questions or statements. He noted that his family has good relations with the Wagners which he hopes will continue, and that he had no objection to this proposal.
12. Commissioner Michel moved to adjourn, seconded by Commissioner Jim Seward. Meeting adjourned at 6.04 pm.

For the Commission,

Faith Tempest, Planning Commission Clerk

A video recording of this hearing can be found at: <https://okemovalley.tv/mt-holly-planning-commission-1118>