



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Public Hearing

December 16th, 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, Lisa Kelley, John Manning (via Zoom), John and Danielle Tirico (via Zoom), Tom Gates (via Zoom).

1. Chair called the hearing to order at 5.30pm
2. Chair stated the purpose of the hearing to consider application PC 2025-03 for a minor subdivision for a 55 acre lot to be subdivided into two lots of approximately 28 acres each on Bowlsville Road N.
3. Chair swore in Lisa Kelley as the representative of the property owner Gregory Kelley.
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. Tom Gates, Jon Manning, John Tirico all asked to be noted as abutting property owners. Chair recognized them as interested parties.
6. Chair invited the applicant to speak. Ms Kelley stated that the 55 acre property is owned by Gregory Kelley who lives in California, and intends to give a parcel to each of his two brothers (one of whom is Ms Kelley's husband Chris Kelley). Ms Kelley had no information on the intentions of the other proposed recipient, but she and Chris Kelley intend to build a residence on the property. Chair reviewed the exhibits submitted, specifically the final plat, and confirmed with Ms Kelley that there are no existing wastewater permits. Chair stated that it is possible to permit a subdivision without these permits, but it would require language referred to as deferral of permits. Chair noted that as a gift this could be considered under the specific part of the subdivision regulations relating to gifts, meaning it would be exempted from the requirement for approved wastewater permits at the time of the subdivision. The Chair confirmed with Ms Kelley that Kelly McGlashen, previously on the deed, had signed a quit claim deed.
7. Chair reviewed the minutes of the Planning Commission's sketch plan review to ensure that all requested changes had been made to the survey.
8. Chair asked if Commissioners had any comments. Commissioner Michel pointed out to Ms Kelley that if the subdivision is approved, before starting any construction Ms Kelley would need to submit an application for amendment to the subdivision along with a wastewater permit. Chair confirmed this, and proposed that if the subdivision is approved and if all transactions are completed within a year, then a second subdivision fee will not be required, although the application will still be necessary. Chair reconfirmed that this process is proposed since the recipients of the land do not currently own it, but if the subdivision is approved then the new owners could move ahead on the permitting process. Commissioner Schulz asked Ms Kelley if

any payment would be made by the brothers receiving the land. Ms Kelley stated that there would be no payment.

9. Chair asked interested parties if they had any comments: John Manning expressed concern about road access and his view that the road remain Class 4 to the extent possible. Chair responded that questions of access were discussed at the sketch plan review. Ms Kelley stated that they have no interest in improving the class 4 road. Chair stated that interested parties could reserve their right to comment and could submit their comments in writing within a week before the Planning Commission undertakes its deliberations.
10. Tom Gates asked about power to the parcel, and whether additional power lines would be installed, and if so, where. Ms Kelley stated that underground power will be brought in from the existing pole on Bowlsville road once the wastewater permit is in place. John Tirico expressed concerns about water, when a pond was dredged it affected the water supply to neighboring property, and sought reassurance that there would be no impact on the water table, water supply. Commissioner Andrew Seward noted that the State has clear regulations regarding proximity of new water sources to existing sources. Chair noted that the subdivision proposal being considered would not allow any development; that would only happen once a new application is submitted and another hearing is held. Since there are no specific plans yet for wastewater and power, Chair asked Mr Tirico what his specific concern is. Mr Tirico responded his concern is water supply. Mr Tirico also asked what intentions are for the cabin, Ms Kelley stated that they may try to save it, but it may be demolished.
11. Chair noted that this would only really be able to be addressed once specific plans are in place which will be considered at the second phase of this development. Chair noted that some improvements to the road would need to be made at the access point, and confirmed with Ms Kelley that she knows that the Town will not maintain it. She acknowledged that they are aware of this. Chair confirmed that all abutters and the applicant are in agreement that the class 4 road not be improved.
12. Chair agreed to allow abutters to submit written comments by 23rd December. All interested parties confirmed they have no objection to approval of this subdivision.
13. Chair closed the hearing at 6.02pm.

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-public-hearing-1216>