



**Town Office & Remote Electronic – Public Hearing**

**March 17<sup>th</sup>, 2026 5.30P.M.**

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

Also present: Faith Tempest, Jason Burt, Susan Covalla, (via Zoom): Kate Nadler, Elizabeth Nadler, Michael Gilbert, Maria Gilbert, Steve Cohen, Ralph Ingriselli, Christine Ingriselli.

1. Chair called the hearing to order at 5.48pm
2. Chair stated the purpose of the hearing to consider an application PC 2025-04 from Michael and Maria Gilbert for a minor subdivision for a 10 acre lot to be subdivided into two lots of approximately 1.9 acres and 8.1 acres at 180 Straight Road.
3. Chair asked Planning Commissioners of any conflicts of interest or ex-parte communications. Chair stated that the owners' surveyor is an acquaintance of his brother, but there has been no discussion between them. No conflicts or communications were declared.
4. Chair asked AO to present the package which she did, giving the dates of actions completed to bring the application to the public hearing.
5. Chair identified Jason Burt as the representative of the property owners Michael and Maria Gilbert.
6. Chair asked interested parties to identify themselves. Ralph Ingriselli, Susan Covalla, Christine Ingriselli, Stephen Cohen all asked to be noted as abutting property owners. Hearing no objection from the Commissioners Chair recognized them as interested parties. Elizabeth Nadler and Kate Nadler, sisters of the applicants who will be purchasing the lots, asked to be recognized as interested persons. Chair noted the law on interested parties, which prevented the recognition of these two as interested persons but acknowledged that they would be given an opportunity to speak.
7. Chair swore in all of the persons recognized as applicants, agents, interested persons.
8. Chair invited the applicant to speak. Jason Burt presented the proposal to subdivide the property; there are now wastewater permits for proposed residences on each lot and the proposal creates conditions on both lots to allow substantial set backs from the road and between each lot for each residence. The potential environmental impacts – the wetlands – have been mapped and include a 50 ft buffer to the wetlands. Michael Gilbert noted that the Nadler family has been associated with Mount Holly for many years and this subdivision would allow for two families to construct 1500 sq ft houses for permanent residence in the town.

9. Chair asked Planning Commissioners to comment. Commissioner Michel asked if a Town Highway Permit had been issued for the access to Lot 2. Jason Burt confirmed that they do not have one as yet. Chair noted it is a prerequisite, but proposed that the record be left open, that the applicants apply for this permit and have it submitted into the record. Sue Covalla asked about the specific location of the new access; Mr Burt showed the location. Commissioner Schulz asked if the proposed underground electrical service requires a permit or a wetlands review since it passes under the wetland. Mr Burt stated he did not know, but in his experience this is negotiated with State authorities. Michael Gilbert noted that electric service may be provided overhead by Green Mountain Power. Mr Burt also noted that directional boring is not technically a disturbance of the wetland. Commissioner Schulz confirmed that he would be happy if language regarding the need to obtain any State Permits was included in any decision. Chair asked about details of the proposed house construction. Michael Gilbert confirmed the houses would be occupied year round, and would be Cape Style, and approximately 1500 sq ft. Chair clarified with Mr Burt that the parcel is within a residential area in the Town Plan Maps, but also has a riparian corridor running through it. Chair noted it is outside the Village Center and asked if the surveyor could include in the supplemental information a measurement of the distance to the edge of the Village Center. Chair asked for confirmation that the proposed location of structural improvements are outside a 50' buffer of the stream, which Mr Burt confirmed. Chair also asked about storm water run-off into the stream, and specifically the impact of the proposed parking area; Mr Burt responded that there is less hard pack than requires a state storm water permit and there is a permeable surface between the parking area and the stream. Chair asked if the owners would be happy to have a vegetative buffer or a no disturbance area around the stream, and conditions relating to storm water management. The applicants confirmed they have no objection.
10. Chair reviewed the minutes of the Planning Commission's sketch plan review to ensure that all requested changes had been made to the survey.
11. Chair asked interested parties if they had any comments. Sue Covalla stated that she had been worried about the wetlands, but is happy that there is no building in that part of the property. Ms Covalla confirmed she supports the application. Ralph Ingraselli and Christine Ingraselli asked where the houses might be located on the property. Mr Burt clarified the locations. Mr and Ms Ingraselli confirmed they support the application. Stephen Cohen was concerned about the potential effects of improvements on water runoff down Maple Hill Road, especially if access is from Maple Hill Road. Jason Burt noted that there is not enough impermeable surface to create runoff and the fields have established grass vegetation. Mr Cohen confirmed his support for the application.
12. Chair asked for public comments from other parties. Kate Nadler confirmed she would like the opportunity to return permanently to Mount Holly.

13. Chair agreed to allow the applicants to submit additional documentation (Town Highway Access Permit, distance to village center), within the next two weeks, during which time the record will remain open. Deliberations will take place after that. Chair allowed for additional time if the delay is on the part of the Town. AO noted that there was a mistake in the maps posted on the website but they would be updated. Chair then offered to abutters that they could also submit additional statements also within the two week period.

14. Chair recessed the hearing at 6.41pm.

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-317>