



# Town of Mount Holly Planning Commission

## **Town Office & Remote Electronic – Public Hearing: Cole Subdivision**

**Wednesday, February 19th, 2025**

6.30 P.M.

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

Also present: Faith Tempest, Keith Cole, Dawn Cole, Hunter Cole (via Zoom)

1. Chair called the hearing to order at 6.32 pm
2. Chair announced the hearing for application 2024-03 for subdivision of approximately 44 acres into 3 lots: parcel 1 of approximately 22 acres, parcel 2 of approximately 20 acres and parcel 3 of approximately 1.5 acres.
3. The Chair reviewed the plat submitted with the application, ensuring that it contained the additional information requested by the Planning Commission in December 2024. On review, the Chair confirmed with all Planning Commissioners that they were in agreement that it contained all the required information.
4. The Chair confirmed that no abutters were present but asked if there were any other interested parties; none identified themselves.
5. The applicants were sworn in and the Chair asked if they wished to make any written or oral statements related to the application. The applicants declined, noting the discussions at two previous Planning Commission meetings.
6. The Chair noted that the wastewater permits including in the application will be copied into the record. He also confirmed that the application is complete. The Chair raised a question about the creek at the northwest corner of the property and the use of that area. He recalled the Town Plan proposals to proposals to support the wildlife corridor and prevention of building in wetlands and asked the applicants if they would be willing to include a buffer around the wetlands in the permit that would protect them in future.
7. The Chair asked Commissioners if they have any questions. Commissioner Schulz asked to ensure that the applicants were clear that the PC is concerned about both the buffer around the stream as well as the wildlife corridor/ wetlands in the south of the parcel. Keith Cole confirmed that no development was planned in either of these areas. Commissioner Michel asked if the Planning Commission could be clear about the specific boundary/ buffer zones. The Chair proposed that the Town Plan delineations can facilitate this.
8. The Planning Commission agreed to hold a meeting for deliberation on Wednesday March 5<sup>th</sup>, 6.30pm EST.

9. Hearing adjourned at 7.00pm .

For the Commission,

Faith Tempest, Planning Commission Clerk

In draft form until approved on March 19th 2025

A video recording of this meeting can be found at: <https://okemovalley.tv/mount-holly-planning-commission-219>