



Town of Mount Holly Planning Commission

Town Office & Remote Electronic – Regular Meeting Minutes

Wednesday, February 19th, 2025

7:00 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

1. Chair called the meeting to order at 7.03 pm
2. Changes to agenda: none
3. Approval of minutes
 - a. The minutes of the regular meeting held on 15th January 2025 were considered. The Chair asked that the Kivi Enman LePage BLA resolution be attached to the minutes and proposed approval with that change; motion seconded, minutes with this change approved without objection.
4. Reports & Announcements
 - a. Administrative Officer
 - BCRs received from:
Heid/Frauhammer, Tiffany Road, 4 bedroom home.
 - The AO alerted the Commission to the imminent submission of an application for a permit for construction in the Flood hazard area (Patch, Greenstand Road). The applicant has been working with the District Flood manager and the AO on this.
 - b. Planning Commission Chair
 - i. The Chair reminded Commissioners they should take at least one training course per year and that VLCT, to which all Commissioners have access. Provide a number of courses.
 - ii. Email: none
5. Correspondence
 - a. Subdivision proposals
 - i. See new business.
6. New Business:
 - a. Act 250 Garrow: The Planning Commission has received the State's proposed Permit for subdivision of this property which is subject to Act

250. Chair asked for views on whether the PC should ask the State to hold a hearing given the contentious nature of the issue to date. The Chair noted that it would allow for clarity on the permit's provisions in relation to the concerns of abutters. Commissioner Schulz noted that the State proposed permit has strong limitations on development in the wetland and that any agreement amongst the parties to address their own concerns would need to be consistent with the State permit; he concurred that it would be helpful for the State to be clear about what is required and any personal agreements between the parties. The Chair also noted that there is a former fire pond on the property and the State may have a view on whether this might be refurbished.
- b. The Chair moved to ask the Act 250 Coordinator for a hearing; seconded by Commissioner Andrew Seward. Motion approved unanimously. Chair will contact the coordinator.
7. Unfinished Business
- a. Sub-division Regulations update: The Chair has asked RRPC for assistance on this but at this stage they do not have support to provide, but may be more able to support once the Regional Plan. The Chair will also look into the towns which do not have zoning to see if there are any lessons to learn.
8. Public comments: Commissioner Jim Seward noted that Alissa Chronert has purchased the former Bolalek property. The Chair expressed his opinion that this triggered Act 250; though issues of differing ownership (Ms Chronert as an individual vs Kivi as a business entity) may complicate matters.
9. Upcoming meetings
- a. Deliberation meeting March 5th 6.30pm (closed)
- b. Regular meeting: 19th March at 7:00 pm
10. Meeting adjourned at 7.40pm.

For the Commission,

Faith Tempest, Planning Commission Clerk

In draft form until approved on 19th March 2025

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