

HOLLAND PLANNING COMMISSION

Meeting Minutes

Wednesday, August 19, 2026

6:00 p.m. • Town Clerk's Office, Holland, Vermont

Members Present

Estee Crawford, Liz Hager, Jim Davis

Garage Workgroup Present

Diane Judd, Mitch Wonson, and Adam Provost.

1. Call to Order

The meeting was called to order at 6:05 p.m.

2. Adoption/Amendments to Agenda

There were no amendments to the agenda.

3. Approval of Minutes

Estee Crawford moved to approve the July 15, 2026 meeting minutes. Jim Davis seconded the motion. The motion passed.

4. Town Garage Project

The Garage Workgroup reviewed its objectives in preparation for the August 26 meeting with Banwell Architects. The primary objective is to determine whether the existing town garage structure can be repaired or restored, or whether a full tear-down and replacement will be necessary. The group also discussed the need for cold storage/bunkers for large equipment and the importance of identifying the town's current and future needs before determining the best approach to the project.

- Mitch Wanson asked about the size of the workgroup; it was confirmed that there are 10 members.
- Mitch emphasized that determining whether the existing building can be renovated is the key first step. He noted concerns about the limitations of the existing structures and property and encouraged consideration of the Unity Center building and land if additional space or new structures are needed. Future expansion, additional equipment, and possible future state requirements should also be considered.
- Diane Judd suggested that if the Unity Center property is considered, the land should be subdivided so portions could be sold separately if needed. Mitch and Jim clarified that use of the Unity Center for the town garage had previously been discussed as an idea but had not been fully vetted.
- The group discussed septic and drainage needs. Jim Davis reported that the town had previously received authorization for a holding-tank-type system at the existing garage site. A pre-dig was completed and the state confirmed a 3,000-gallon system would be allowed, with pumping anticipated approximately twice per year. A separate holding tank for floor drains is also permitted.
- Jim noted that if the initial phase determines renovation of the existing garage is not feasible, a later phase would be needed to evaluate the Unity Center building and land.
- Diane suggested holding an open house so community members can see the current garage, its limitations, and its overall condition.

- Adam Provost described the existing garage as undersized. When plows are mounted on trucks, there is little walking or working space. The garage lacks adequate water storage and clean shop drains and was built for six-wheel trucks rather than current ten-wheel trucks.
- When asked about future bay needs, Adam suggested five or six bays. They would not all need to be heated, but electricity would be needed. Open-ended equipment storage could be sufficient if it protects equipment from the elements.
- The group discussed possible wetlands south of the property near the recycling center. Jim noted a brook and terrain that may be considered wetlands. The property totals approximately 3.6 acres, with about 2.5 acres considered usable due to wetlands and other site features.
- Jim will arrange water testing at the garage site.
- The group discussed water rights along the south/back portion of the property and possible use of the area near the current sand pile if more space is required. These were discussed only as options; no project design was confirmed.
- Jim reported approximately \$93,000 is currently held in the budget for the project. Additional grants will need to be explored, and the project may be completed in phases.
- Jim emphasized the importance of determining what town employees need and want. Adam identified meeting space as important, and Jim noted that meeting space was included in the proposed plan. The group emphasized balancing needs, wants, affordability, and future requirements.
- Future equipment needs were discussed, including the possibility that the town may someday need an 18-wheeler to haul materials.
- The recycling center's location within the town garage work zone was discussed. Concerns included dumping of non-recyclable items, limited truck turnaround space, and safety/liability risks when residents enter an active work area. The recycling setup will be discussed with Banwell.
- Old plows and other items needing removal were discussed. Community assistance with cleanup was suggested, with Diane noting that a release form could be used to address town liability.
- Solar was mentioned as an idea that may be reviewed further.

Matt from Banwell Architects is scheduled to walk the site with Jim Davis on Wednesday, August 26, from 4:00–5:30 p.m. Committee members are welcome to participate. The Garage Workgroup discussion concluded at 6:51 p.m.

5. Recycling Project

The recycling project update was moved to the next meeting. Recycling-related concerns discussed during the Town Garage Project review will also be brought to Banwell Architects.

6. Water Security Project

Estee Crawford reported that she contacted Vermont Heritage. The company already delivers water to the preschool at the Unity Center and can provide on-demand delivery with an estimated one-to-three-day delivery period. Five-gallon jugs cost \$7.04 each. The company did not recommend storing water for longer than approximately three months. The town would need to develop an ordering system for the community when approaching an event requiring emergency water.

Estee will follow up regarding bottle deposits, whether a contract is required, possible discounts for purchasing one or two pallets at a time, and the number of bottles included on a pallet.

7. EV Charging Site – Proposed Concept

Estee is leading exploration of a possible EV charging site, with Jim completing initial research. The Unity Center is approximately 3.5 miles from the freeway, which may make it a feasible location. The concept discussed included two units with two chargers each, for a total of four charging connections. Potential grant funding may be available. The group discussed the possibility that the project could provide both a financial benefit to the town and a convenience for community members. Estee will continue researching the concept.

8. Ride Share – Proposed Concept

The group discussed two possible ride-share concepts: establishing a parking area where residents could meet and carpool, similar to a park-and-ride, and developing a community transportation option for residents needing rides. The group discussed reaching out to community nonprofit organizations to determine whether any would be interested in partnering on or managing a ride-share program.

9. Executive Session

No executive session was held.

10. Next Meeting

The next meeting is scheduled for Wednesday, August 26, 2026, at 6:00 p.m.

11. Adjournment

The meeting adjourned at 7:50 p.m.