



**Town of Troy  
Planning Board Meeting Minutes  
Wednesday January 3, 2024**

**Members Present:**

**Henry Underwood (Chairman), Steve Sawyer (Vice Chair), Kyle Smith, Michael Leclerc, Matthew Meacham, Curtis Hopkins (Select Board Representative), Jack Gettens (Alternate Member) Via Zoom.**

**Members Absent:**

**Richard HKS Thackston (Secretary).**

**Planning Board Consultant:**

**Carol Ogilvie.**

**Public Present:**

**Zachary Farkes, TJ Chasse.**

**Planning Board Clerk:**

**Elizabeth Watson.**

**1 Call to Order**

**2 Chairman Underwood called the meeting to order at 6:34pm.**

**3 New Business**

**4 Conceptual Consultation: Map 9 Lot 1**

**5 The Planning Board met with Zakary Farkes a solar developer looking to develop a solar field  
6 on Bigelow Hill Road. Mr. Farkes explained the process of developments like this proposed  
7 one.**

**8 Public Hearing: Zoning Amendment Update.**

**9 Chairman Underwood Opened the hearing at 7:20pm**

**10 Chairman Underwood read out the public hearing notice, attached.**

**11 The Planning Board read out and discussed amendment #2: Solar Energy Systems. The Board  
12 discussed possible changes that may need to be made, all changes will be made after the public  
13 hearing is closed and a new public hearing date will be set and posted.**

**14 The Board read out amendment #1: Allow ADU' by right where residential uses are permitted.**

**15 The Board read out amendment #3 Renumber/Amend and Add Definitions to Article XXI.**

16 The Board Read out amendment #4: Amend Article V to allow multi-family dwellings in the  
17 village district.

18 The Board read out and discussed amendment #5: Amend Article III to delete the limitation  
19 on manufactured housing and replace it with a new paragraph I, See attached.

20 The Board read out and discussed amendment #6: Amend Section VI of the Manufactured  
21 Housing Ordinance to delete paragraph B. the prohibits the expansion of legally existing  
22 manufactured housing parks.

23 The Board read out amendment #7: Amend Article XI by deleting D. 2 that requires a  
24 landscaping plan to be prepared by a certified landscape architect.

25 Chairman Underwood closed the public hearing at 8:05pm

26

27 MOTION to approve amendment #1, Chairman Underwood. SECOND by Mr. Smith. All  
28 members of the Board voted in favor of this motion.

29 MOTION to change the lot coverage of ground mounted systems to 35%, Mr. Smith. SECOND  
30 by Selectman Hopkins. All members of the board voted in favor of this motion.

31 MOTION to shorten the general standard heading in amendment #2, Mr. Underwood.  
32 SECOND Mr. Meacham.

33

34 MOTION to amend the last motion made based off of Ms. Oglivie's suggestion, Chairman  
35 Underwood SECOND Mr. Meacham. All members of the board voted in favor of this motion.

36 MOTION to approve amendment #3, Mr. Underwood. SECOND by Mr. Smith. Five members  
37 of the board voted in favor of this motion. One member of the board abstained from this vote.

38 MOTION to table amendment #4, Mr. Sawyer. SECOND by Mr. Smith. Five members of the  
39 board voted in favor of this motion. One member of the board voted against this motion.

40 MOTION to table amendment #5, Mr. Hopkins. SECOND by Mr. Sawyer. Five members of  
41 the Board voted in favor of this motion. One member of the board voted against this motion.

42 MOTION to table amendment #6, Mr. Hopkins. SECOND by Mr. Meacham. Two members  
43 of the board voted in favor of this motion. Three members of the board voted against this  
44 motion. One member of the board abstained from this vote. This motion failed.

45 MOTION to approve amendment #6, Mr. Underwood. SECOND by Mr. Meacham. Three  
46 members of the Board voted in favor of this motion. Two members of the Board voted against  
47 this motion. One member of the Board abstained from this vote. This motion passed.

48 MOTION to approve amendment #7, Mr. Meacham. SECOND by Mr. Smith. All members of  
49 the board voted in favor of this motion.

50 MOTION to revisit amendment #6, Mr. Smith. SECOND by Mr. Meacham. All members of  
51 the Board voted in favor of this motion.

52 MOTION to reconsider amendment #6 with changes, Mr. Underwood. SECOND Mr. Leclerc.  
53 Five members of the board voted in favor of this motion. One member of the board voted  
54 against this motion.

55 **MOTION** to approve the December 20, 2023 meeting minutes as written, Mr. Meacham.  
56 **SECOND** by Selectman Hopkins. Four members of the Board voted in favor of this motion.  
57 Two members of the commission abstained from this vote.

58 **Old Business**

59 There was no old business to discuss.

60 **2023 Work Program**

61 There were no new updates regarding the work program.

62 **Selectmen's Update**

63 Selectman Hopkins gave an update from the board of selectman.

64 **Next Meeting and Agenda: January 17, 2024.**

65 **Adjournment**

66 Chairman Underwood adjourned the meeting at **9:15pm.**

Respectfully Submitted By,  
Elizabeth Watson,  
Administrative Assistant.