



**Town of Troy
Planning Board Meeting Minutes
Wednesday February 5, 2025**

Members Present:

Kyle Smith (Chairman), Jack Gettens (Secretary), Curtis Hopkins (Select Board Representative), Mike Leclerc, Matthew Meacham
Absent: Henry Underwood (Vice Chairman).

Planning Board Clerk:

Elizabeth Watson

Planning Board Consultant:

Carol Ogilvie (Zoom)

Public Present:

Justine Guay, Daniel Guay, Linda Rose, Hackler Mattson, Colleen Tucker, Douglas Tucker, Jessica Hart, Nancy Hart, Bill Stinson, Fern Geraghty, David Mille, Renea Dupree, Sarina Dupree, Pamela Pratt, Christopher Pratt, Judy Holmes, Julie Reekie, Sheila Ames, Richard Thackston III, Richard HKS Thackston, Ms. Morel (Keene), Joshua Joslyn (Graz Engineering), Chad Branon (Fieldstone Land Consultants).

1 Call to Order

2 Chairman Smith opened the meeting at 7:05 p.m.

3 Chairman Smith read the public notice.

4 Notice is hereby given, in accordance with RSA 676:4 & 675:7 that at its regularly
5 scheduled meeting beginning at 7:00 P.M. on Wednesday, February 5, 2025 the Planning
6 Board will receive applications from: (1) Paxton Development, LLC for an eight-lot
7 subdivision at 332 South Street, Tax Map 14, Lot 12C in the Rural District; (2) Richard
8 H. Thackston, III Revocable Trust for a Boundary Line Adjustment at 9 Russell Avenue,
9 Tax Map 18, Lot 80 in the Residential District; and (3) Fieldstone Land Consultants for a
10 five-lot subdivision at South Main Street and Memorial Drive, Tax Map 13, Lot 34 in the
11 Rural District

12 Mr. Richard Thackston III rescinded his lot line adjustment application.

13 Paxton Development Subdivision Application

14 The Board reviewed the Paxton Development site application SUB25-0 for completeness and
15 determined that the application was complete with the exception of the abutters list. The Public
16 Hearing was postponed so that the abutter, omitted from the list, could be notified.

17 Mr. Josyln requested that the subdivision plan be reviewed as a preliminary hearing, and he
18 described the plan.

19 The public commented on the subdivision application. Ms. Dupree indicated that the boundary of
20 the plan was not correct. Mr. Richard Thackston III commented that because of the proximity to
21 the town boundary, Fitzwilliam should be notified, possibly notifying the Select Board, Planning
22 Board, or abutters. Ms. Geraghty raised concerns about traffic, the density of homes, leach fields,
23 wetlands, the impact on wildlife, and property values. She indicated 'It's not safe.'
24 Renee Dupree indicated that the subdivision plan lot boundary was not correct.

25 Mr. Richard Thackston III commented that the district has two-acre zoning, and the intent was
26 for useable lots. He listed his concerns: (1) that the layout of lots defeats the spirit and intent of
27 the zoning, (2) that South Street is a scenic road and the Board should take that into
28 consideration, (3) that the plan effectively puts houses on ¼ acre lots, (4) that there will be a need
29 to issue a waiver on wetlands, (5) that the aquifer in Bowkerville is polluted and the project
30 would add more stress to the aquifer, and (6) that soil conditions are not favorable; the clay soil
31 doesn't accept septic systems well.

32 In response to the public comments, Mr. Josyln indication that the soils are suitable for septic
33 systems and the perc test results were good; that septic systems will be designed to meet all state
34 requirements; that a conservation subdivision would disturb approximately three-times more
35 land; that the lot boundaries are correct; and that if the density is reduced, the developer will
36 consider duplexes.

37 The Board discussed whether the project was considered a development of regional impact. Ms.
38 Ogilvie indicated that the Troy ordinances specified that the trigger for a regional impact for
39 residential development would be an increase in housing stock of 25%." The proposed
40 subdivision is substantially less than that.

41 **Fieldstone Land Consultants Subdivision Application**

42 Mr. Branon, Civil Engineer and owner of property, described their Subdivision Checklist
43 responses.

44 **MOTION**, Mr. Smith to accept the Fieldstone Land Consultants application as complete.
45 **SECOND**, Mr. Hopkins. Motion passed, 5-0-0.

46 Chairman Smith opened the Public Hearing at 8:11 p.m.

47 Mr. Branon described the proposed subdivision.

48 Ms. Guay indicated that the Planning Board denied a Subdivision Application for Tax Map 13,
49 Lot 34, in 2006. The application was denied because "The Conditional Use Permit was needed
50 for approval for the subdivision plan, and as a result, the application was denied." Ms. Guay
51 indicated that if the Board was not willing to deny the application, she requests a continuance of
52 the hearing to allow abutters to seek consultation with an attorney and with the New Hampshire

53 Department of Environmental Services. She expressed concerns about water, from the proposed
54 subdivision, flowing onto her neighbor's yard and her yard.

55 Mr. Branon replied that his plans are different and the 2006 plan because that project's waiver to
56 cross wetlands was denied. He indicated that they would do their best to make sure that they are
57 not sending stormwater onto abutters property, and they will outlet stormwater to jurisdictional
58 wetlands. The project circumstances are all under the jurisdictional thresholds for NHDES
59 permits. Troy does not have an impact fee ordinance, so all properties have to be treated equally.

60 Mr. Tucker expressed concerns that the flow of water into the wetland would make them bigger.
61 Mr. Branon did not anticipate this.

62 Mr. Guay was concerned about the flow of water onto his land because of the slope of the hill.
63 Mr. Branon indicated that they are not developing in the wetland, and they are not crossing
64 wetland. There are no wetland requirements in town ordinance that affect the subdivision. They
65 are proposing small homes, approximately 1200 to 1500 footprint.

66 The Board discussed whether the project would go to the Conservation Commission. Mr. Branon
67 commented that he has gone out of his way to meet all of the regulations, and he asked the Board
68 not to require a Conservation Commission review.

69 Mr. Tucker reported that he cannot handle any more water. He asked Mr. Branon if there any way
70 to make sure that no more water comes his way. There was a discussion of the addition of swales
71 to divert water toward the jurisdictional wetlands and South Street. Mr. Branon indicated that he
72 would be open to adding diversion swales at the hammerhead (end of Memorial Drive) and at the
73 second house on South Street.

74 Chairman Smith closed the Public Hearing at 9:54

75 **MOTION**. Selectman Hopkins to approve Sub25-03 conditional on the addition of two swales,
76 one off of lot 13-34-1 and one off of lot 3-34-3 to the Utility Plan for review at the Planning
77 Board Compliance Hearing February 19, 2025. **SECOND** Mr. Meacham. Motion passed 5-0-0.
78

79 **MOTION**. Mr. Meacham to approve the January 15, 2025 meeting minutes. **SECOND** Mr.
80 Hopkins. Motion passed 5-0-0.

81 **Next Meeting: March 5, 2025**

82 **Adjournment**

83 Chairman Smith adjourned the meeting at 10:30 p.m.

Respectfully Submitted by,
Jack Gettens
Planning Board Secretary