



**Town of Troy  
Planning Board Meeting Minutes  
Wednesday May 15, 2024**

**Members Present:**

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

**Members Absent:**

**Andrea Thackston (Planning Board Alternate).**

**Planning Board Consultant:**

**Carol Ogilvie.**

1 **Call to Order**

2 Chairman Smith called the meeting to order at 7:11 pm

3 **Public Comment**

4 None

5 **New Business**

6 **MOTION** to approve the meeting minutes from May 1, 2024, Mr. Meacham. **SECOND** Mr.  
7 Underwood. Discussion: line 5, 'mortified' should be changed to 'modified'. Line 30,  
8 'meeNH.ng' should be changed to 'meeting'. Mr. Underwood suggested adding details related  
9 to Selectman Thackston's public comments on the Master Plan project.  
10 Motion **TABLED** and the meeting minutes will be modified as described.

11 Discussion of restaurant liquor license requirement and whether there are related zoning  
12 ordinances. There are no specific zoning ordinances that are applicable.

13 Letters were received from Steven Sawyer and Lisa Steadman regarding the Southwest Regional  
14 Planning Commission (SWRPC) Board of Commissioners nominations. Andrea Thackston also  
15 previously expressed interest.

16 **MOTION** to nominate Steven Sawyer and Lisa Steadman to the Board and nominate Andrea  
17 Thackston as an alternate, Mr. Smith. **SECOND** Mr. Leclerc. Motion passed. All members of the  
18 Board voted in favor of motion with the exception of Mr. Underwood who abstained. Mr.  
19 Underwood will notify the Selectmen of the nominations.

20 Ms. Ogilvie reported that HB1361 (relative to municipal land use regulation for manufactured  
21 housing and subdivisions) passed May 9<sup>th</sup>. This bill requires municipalities that adopt land use  
22 control measures to provide reasonable and realistic opportunities for the siting of manufactured  
23 housing on individual lots and in manufactured housing parks and subdivisions within residential  
24 districts. The bill also directs municipalities to provide reasonable and realistic opportunities for  
25 expansion of existing manufactured housing parks. The current zoning ordinances may not  
26 follow the provisions of HB1361. Assessment of HB1361 and possible related zoning ordinance  
27 amendments will be added to the Work Plan.

28 Mr. Gettens reported that there is a new \$2.9 million allocation for the Housing Opportunity  
29 Planning (HOP) Grant Program. Applications are due September 30, 2024. The grants are for  
30 municipalities to hire consultants for planning activities in support of housing development.  
31 Assessment of this opportunity will be added to the Work Plan.

### 32 **Correspondence**

33 Letters were received from Steven Sawyer and Lisa Steadman regarding SWRPC Board of  
34 Commissioners (see above)

### 35 **Old Business**

36 Master Plan Survey Report: No new activity. Mr. Smith asked Board members to summarize key  
37 survey findings, and these will be consolidated and included in the Survey Report. Mr. Gettens  
38 will create charts and tables to summarize the survey responses.

### 39 **2024 Work Program**

40 Flood Plain Ordinance: Ms. Ogilvie contacted the State Planning Office (SPO) requesting  
41 information. The SPO was unable to provide the information because of a recent staff vacancy.  
42 Activities on this item are on hold until Ms. Ogilvie receives the needed information from the  
43 SPO.

44 Subdivision Regulations: Draft regulations are ready for public hearing.

### 45 **Selectmen's Updates**

46 Selectman Hopkins provided Board of Selectmen update.

### 47 **Next Meeting and Agenda, June 5, 2024**

### 48 **Adjournment**

49 Chairman Smith adjourned the meeting **at 8:08 pm.**

Respectfully Submitted By,  
Jack Gettens  
Planning Board Secretary