



**Town of Troy
Zoning Board of Adjustments
Meeting Minutes
Tuesday, May 17, 2022**

Members Present:

Steve Obert (Chair), Courtney Davis (Vice Chair), Tyler Bagster, Justin Jones, Jesse Harkins (Clerk), Curtis Hopkins (Sitting in for TJ Chasse as Selectmen's Representative)

Minute Taker:

Elizabeth Berry

Public Present:

Deborah Wilson, Jackie Griswold, Lawrence Beaudoin, Wendy Pelletier

1 **1. Call to Order**

2 Chairman Obert called the meeting to order at **7:00 p.m.**

3 **2. Public Hearing: Lot Line Adjustment**

4 Mrs. Pelletier presented the lot line adjustment plans for Map 18 Lot 101 and 100 to the Zoning
5 Board. Mrs. Pelletier read the variance criteria and explained that the established property line is
6 running along a building and that the owners of the land only have access to the back of their
7 property through an opening in the stone wall that is on their neighbor's property. This lot line
8 adjustment would fix these issues without creating more of an issue for the current owners of the
9 properties. Mr. Beaudoin explained that this adjustment would not affect any frontage.

10 Mr. Davis expressed some concern for the future owners of the property and all the setbacks they
11 may have to face, there was a large discussion on this subject. The Zoning Board established that
12 the only worry for now is the current owners of the properties.

13 **MOTION** to close the public hearing, Mr. Harkins, **SECOND** by Mr. Jones. All members of the
14 board voted in favor of this motion.

15 The public hearing was adjourned at 7:34pm.

16 **MOTION** to approve the variance application, Mr. Harkins, **SECOND** by Mr. Jones. Six
17 members of the board voted in favor of this motion; Mr. Davis opposed this motion.

18 **3. Correspondence**

19 The Zoning Board is looking for alternate members to be a part of the Board, as of right now the
20 Zoning Board only has Debora Wilson as an alternative member.

21 The Board received a copy of Riggins Rules, a suggested do's, and don'ts for the conduct of public
22 hearings.

23 **4. New Business**

24 **MOTION** to approve minutes from last meeting April 19, 2022, Mr. Harkins, **SECOND** by Mr.
25 Jones. All members of the board voted in favor of this motion.

26 **5. Selectmen's Updates**

27 Mr. Hopkins read updates from the Board of Selectmen.

28 New owners of a piece of land in town approached the Selectmen about using their land as a place
29 to put their camper to be able to stay in it on weekends throughout the year. They will not be living
30 in it; the land will be used as a camp site.

31 The Board of Selectmen's meeting will be held on Monday May 23, 2022, instead of Thursday
32 May 19, 2022.

33 A property on Longmeadow Drive that the town owned has been sold. The Town is looking into
34 selling more properties in the future.

35 **6. Planning Board Update**

36 Mr. Smith read updates from the Planning Board.

37 The Planning Board is looking into making campground regulations for Troy but has not been able
38 to draft something as of yet.

39 Priam Gunsmithing, LLC has requested to be on the agenda for the Planning Board meeting on
40 May 18, 2022. They would like to open a gun shop at Troy Mills.

41 **MOTION** to adjourn the meeting, Mr. Smith, **SECOND** by Mr. Harkins

42 All members of the board voted in favor of the motion.

43 The meeting adjourned at 8:03 p.m.

Respectfully Submitted By,
Elizabeth Berry,
Administrative Assistant.