



**Town of Troy  
Planning Board Meeting Minutes  
Wednesday June 1, 2022**

**Members Present:**

**Kyle Smith (Chair), Henry Underwood (Vice Chair), Matthew Meacham, Steve Sawyer, Tristan Hopkins (Via Zoom), Curtis Hopkins (Select Board Representative).**

**Planning Board Consultant:**

**Carol Oglive**

**Members Absent:**

**Richard HKS Thackston (Secretary)**

**Minute Taker:**

**Elizabeth Berry**

**Public Present:**

**Alan Lehtola**

1    **1. Call to Order**

2    Chairman Smith called the meeting to order at **7:02p.m.**

3    **2. Correspondence**

4    Mr. Underwood updated the Planning Board on the Bridge Maintenance Project and explained that  
5    the Board does not need to provide a list to the Department of Transportation.

6    **3. New Business**

7    **MOTION** to approve minutes from the last meeting May 18, 2022, Mr. Hopkins, **SECOND** by  
8    Mr. Meacham. All members of the Board voted in favor of this motion.

9    Mrs. Oglive drafted an updated version of the Site Plan Review Regulations for the Planning Board  
10   to discuss. Mrs. Oglive took out an RSA reference that was not needed. The Design Review Phase  
11   deadline was changed from fifteen days to twenty-one days. Mrs. Oglive moved the Erosion and  
12   Sedimentation Control Plan to the General Standards section of the Site Plan Review. Mrs. Oglive  
13   made a few other minor wording changes and clarification changes. The changed Site Plan Review  
14   Regulations will be brought to a public hearing. Mrs. Oglive believes it would be best to get all of  
15   the drafts done that require a public hearing to be approved and get it all approved or denied in one  
16   meeting instead of having multiple public hearings.

17   Mrs. Oglive drafted an updated version of the Subdivision Application for the Planning Board to  
18   discuss. The only changes Mrs. Oglive made were the application fees that were discussed at the  
19   last Planning Board meeting.

20   Mr. Meacham brought properties that are in the Light Industrial District to the Planning Boards  
21   attention.

22 A resident of Troy approached Mr. Meacham about a lot line adjustment that was done last year.  
23 Mr. Meacham wanted to let the Board know, just in case the property owners decide to schedule a  
24 meeting with the Planning Board in the future

25 **4. Old Business**

26 Mr. Lehtola came to the last Planning Board meeting, May 18, 2022, for a Building Permit that  
27 was denied by the Board of Selectmen. The permit Mr. Lehtola submitted was to build an  
28 additional two bays onto the existing garage. Unfortunately, the Planning Board needed to do more  
29 research on Mr. Lehtola's property to see whether the property needed to have a Site Plan Review  
30 done and if a Site Plan Review had been done in the past.

31 This meeting the Planning Board members were provided with Meeting Minutes from the past that  
32 are related to Mr. Lehtola's property, for the Board to better understand what Mr. Lehtola needed  
33 to do. Mr. Underwood asked Mr. Lehtola if the garage would be used for a business or if it would  
34 be used as a personal garage. Mr. Lehtola explained that his intentions are to make this a building  
35 into business with about one to two employees.

36 The Planning Board agreed that if a Site Plan Review is not needed, these minutes and the last  
37 meeting minutes will be placed into the property file to avoid any more confusion in the future.

38 Chairman Smith read the Site Plan Review checklist to get feedback and concerns from the Board  
39 and to see if a Site Plan Review will be needed. Mr. Underwood expressed his concerns about  
40 parking and if it would be hazardous or confusing to pull in or out of the parking lot. Mr. Lehtola  
41 explained the parking situation to the board. The Planning Board decided that a Site Plan Review  
42 will not be needed. The Planning Board had a small discussion on the storm water drainage of the  
43 property. It was established that the drainage will not be an issue after some explanation from Mr.  
44 Lehtola.

45 **MOTION** to establish that a Site Plan Review is not needed for 155 North Main Street, Mr.  
46 Sawyer, **SECOND** by Mr. Meacham. All members of the Board voted in favor of this motion.

47 Mr. Lehtola's building permit will be brought back to the Board of Selectmen at the next meeting  
48 on 06/02/2022, to be approved and signed.

49 **5. Selectmen's Updates**

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

51 The owner of a lot of land on a class six road in Troy is looking into upgrading the road to make  
52 the lots on said road buildable.

53 The church on school street will be discussed at the Board of Selectmen's meeting

54 **MOTION** to adjourn the meeting, Chairman Smith, **SECOND** by Mr. Hopkins  
55 All members of the Board voted in favor of the motion.

56 The meeting adjourned at 9:12 p.m.

Respectfully Submitted By,  
Elizabeth Berry,  
Administrative Assistant.