



**Town of Troy
Planning Board Meeting Minutes
Wednesday June 5, 2024**

Members Present:

Kyle Smith (Chairman), Henry Underwood (Vice Chairman), Jack Gettens (Secretary), Michael Leclerc, Matthew Meacham.

Members Absent:

Curtis Hopkins (Select Board Representative), Andrea Thackston (Planning Board Alternate).

Planning Board Consultant:

Carol Ogilvie.

Planning Board Clerk:

Elizabeth Watson

Public Present:

Lisa Steadman

1 **Call to Order**

2 Chairman Smith called the meeting to order at 7:04

3 **Public Comment**

4 Ms. Steadman commented on her Planning Board nomination to the Southwest Region Planning
5 Commission (SWRPC) Board of Commissioners. She thanked the Planning Board for the
6 nomination. Ms. Steadman expressed disappointment that the Select Board did not approve her
7 nomination and that she was not able to attend the Select Board meeting to provide additional
8 information about her qualifications. Ms. Steadman indicated that she would be willing to serve
9 as an Alternate Commissioner. Mr. Smith reported that he would attend the next Select Board
10 meeting to request that the Select Board reconsider Ms. Steadman's nomination and that the
11 Select Board provide time for Ms. Steadman to provide additional information about her
12 qualifications. .

13 Ms. Steadman requested that she be considered for the vacant Planning Board position.

14 **New Business**

- 15 • **MOTION** to amend May 1, 2024 meeting minutes by adding 'due to the resignation of
16 the prior Secretary' to the phrase '...to nominate Mr. Gettens as Secretary of the Planning
17 Board' (line 14) and to amend line 11, changing 'May 1' to 'April 17' to and to approve
18 the minutes, Mr. Smith. **SECOND** Mr. Meacham. Motion passed, Mr. Leclerc abstained,
19 and all other members voted in favor.

- 20 • **MOTION** to approve May 15, 2024 meeting minutes, Mr. Meacham. **SECOND**, Mr.
21 Leclerc. Motion passed; all members voted in favor.
- 22 • **MOTION** to nominate Ms. Steadman to the vacant Planning Board position, Mr. Smith.
23 **SECOND** Mr. Meacham. After discussion, the motion was tabled. Mr. Leclerc will draft
24 a notice announcing the Planning Board vacancies, one full member and four alternate
25 positions. Ms. Watson will post the notice. The Planning Board will decide on new
26 appointments at the June 26, 2024 meeting.
- 27 • The next Planning Board meeting was rescheduled from June 19, 2024 to June 26, 2024
28 so that it is not concurrent with the New Hampshire Department of Transportation public
29 hearing for Troy Project #40370 (Rehabilitation or replacement of Troy Br. No. 089/114
30 carrying NH Route 12 over the South Branch Ashuelot River).

31 **Correspondence**

32 A letter was received from the Board of Selectmen (dated May 20, 2024) indicating that they
33 concur with the nomination of Steven Sawyer to the Southwest Region Planning Commission
34 (SWRPC) Board of Commissioners and that they declined to appoint Lisa Steadman and Andrea
35 Thackston.

36 Mr. Gettens provided information on InvestNH Municipal Planning & Zoning Grant Program:
37 Housing Opportunity Planning Grant Program 2.0. The Program Information and Application
38 Instructions have been released and are available at [https://www.nhhopgrants.org/housing-](https://www.nhhopgrants.org/housing-opportunity-planning-hop-grants/)
39 [opportunity-planning-hop-grants/](https://www.nhhopgrants.org/housing-opportunity-planning-hop-grants/). Applications are due September 30, 2024.

40 A letter was received inquiring whether a sawmill and livestock are allowed land uses for Map
41 13, Lot 1, zoned as light industrial. The Board concurred that the sawmill would likely be
42 allowed and that the agricultural use would likely require a zoning variance.

43 Andrea Thackston resigned, via a text message to Henry Underwood, her position as Planning
44 Board alternate.

45 An application was received from Rewild Renewables, LLC to construct solar arrays and
46 associated site improvements at the following properties: Bigelow Hill Road, Tax Map 9 Lot 1 in
47 the Rural District; Dort Street, Tax Map 19 Lot 71 in the Light Industrial District; and Dort
48 Street, Tax Map 11 Lot 5 in the Light Industrial District. The Planning Board will act on the
49 application at their meeting at 7:00 p.m. on Wednesday, June 26, 2024 at the Samuel E. Paul
50 Community Center, 61 South Street, Troy, NH. Should the Planning Board vote to accept the
51 applications as complete, it will either move into public hearing on the merits of the proposal or
52 schedule a time and date certain for the public hearing. This application will stay on the Board's
53 agenda until it is either approved or disapproved.

54 **Old Business**

55 Master Plan Survey Report: Mr. Gettens discussed the review process for the first draft report.
56 Planning Board members will review the draft report and provide comments/changes to Mr.
57 Gettens by June 19, 2024. Mr. Gettens will revise the draft report based on member
58 comments/changes and distribute the draft to members before the June 26, 2024 meeting. Mr.
59 Smith will draft a cover letter and report summary.

60 **2024 Work Program**

61 HB1361: There was a discussion of HB 1361 (relative to municipal land use regulation for
62 manufactured housing and subdivisions) that was recently signed by Governor, effective July 19.
63 This will be added to the work plan list.

64 InvestNH Grant: There was a discussion of InvestNH Municipal Planning & Zoning Grant
65 Program: This will be added to the work plan list.

66 **Selectmen's Updates**

67 No Selectman's updates.

68 Next Meeting and Agenda, June 26, 7 p.m. at the Samuel E. Paul Community Center

69 **Adjournment**

70 Chairman Smith adjourned the meeting at 8:35 p.m.

Respectfully Submitted By,
Jack Gettens
Planning Board Secretary