

TROY BOARD OF SELECTMEN MEETING
THURSDAY JULY 21, 2022, 5:30 P.M.
TROY TOWN HALL

1 1. *Chairman Thackston called the meeting to order at 5:33 pm.*

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3 Selectmen present: Chairman Thackston, Selectman Hopkins, Selectman Chasse.

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5 2. **MOUNTAIN VIEW MILL REQUIREMENTS**

6 Mr. Eric Farris was present to address several items required to move forward with
7 renovation of the Troy Mills facility:

- 8 • Special Flood Hazard Area- Mr. Farris explained that this should not apply to an
9 existing structure, only to new construction. The property will not be utilizing the
10 lowest level of the building in any way now or in the future, he assured the Board (*letter*
11 *stating same, attached to these minutes*). **MOTION** to accept certification from
12 property owner of solution to of no uses below grade of structure to the question of the
13 special flood hazard area, Selectman Hopkins, **SECOND** by Selectman Chasse.

14 **VOTES: 3-0-0.**

- 15 • A question of curb cuts was asked. Monadnock Street and Mill Street are both State
16 owned roads, the state of NH DOT is responsible to those issues. Mr. Farris does not
17 plan to change any of the parking area accesses. Police Chief Ellis and Road Agent
18 Atkins were both present at the meeting and they were asked for input. They had none.
19 **MOTION** to approve the existing curb cuts for use at the facility, Selectman Hopkins,
20 **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

- 21 • Fire Suppression system – Administrator Guild read a statement from Chief Huntoon
22 stating his view and his plans for moving forward with inspections of the system. Chief
23 Huntoon is requiring, as advised by the State Fire Marshall, a set of engineered certified
24 plans for the system. Mr. Farris has hired a firm to draw those plans up. He will submit
25 them to the Town as soon as they are ready. He is hopeful to have them within 30 days.
26 **MOTION** to accept fire suppression system engineered plan within 45 days of permit
27 issuance, Selectman Hopkins, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

28
29 Road Agent Atkins questioned storage of snow removal for the complex. Mr. Farris plans
30 to store the snow on site, where there is least impact to the environment.

31
32 At this point, there was a short interruption of the meeting as stormy weather affected power
33 and wifi service.

34
35 3. **PUBLIC HEARING – NH RSA 79-E, REVITALIZATION TAX CREDIT**

36 **APPLICATION:**

37 **MOTION** to open the public hearing by Selectman Hopkins, **SECOND** by Selectman
38 Chasse. **VOTES: 3-0-0.** The public hearing opened at 6:06 p.m. to take public input
39 regarding applications for Revitalization Tax Credit for the following properties:

- 40
41 • 10 Russell Ave.
42 • 31 Central Square

43
44 For the purpose of collecting any public input, Chairman Thackston announced closing of
45 the Public Hearing would take place at the end of the Selectmen's meeting.

46 **4. BOARD MEMBER COMMENTS: Moved to accommodate appointments.**

47
48 **6. PUBLIC COMMENT:**

49 Residents Mr. & Mrs. Steve Lynch were present with Ms. Jody McDermott to discuss the
50 Silica Pond Dam and what can be done to save the pond. Mr. Lynch suggested a temporary
51 solution of placing sandbags where the water is draining out. Mr. Atkins addressed the
52 issues and reported that he and the Town Administrator have been communicating with the
53 State of NH DES, Dam Bureau. The Dam Bureau has indicated there should be no problem
54 replacing the gate in the dam that was removed several years ago. Mr. Atkins is unsure of
55 putting the gate back due to the increase of sludge and other materials up against the dam.
56 All will have to be removed to access the gateway. Ms. McDermott offered use of her
57 property for access to equipment.

58
59 Town Administrator Guild reported she will be meeting with an engineer at the dam and
60 also at the Village Pond dam early next week.

61
62 Mr. Herb Drugg and Mr. Ben Drugg voiced concern over the mill project. Mr. Ben Drugg
63 advised the Board of Selectmen to secure a schedule of inspections for the construction
64 taking place. There was discussion regarding notice to applicants of required inspections on
65 the building permit application. Mr. Herb Drugg opined there should be an impact study
66 conducted.

67
68 Mr. William Daniels presented the Board with his plans for the portion of West Hill Road
69 that he is currently upgrading. Road Agent Atkins will be monitoring the progress but at
70 this time, he feels Mr. Daniels is proceeding in the proper manner to ensure the road
71 conforms to Town standards. Chairman Thackston stated that the Town allows the upgrade
72 of Class VI roads, currently, but there is still no development allowed along them.

73
74 In response to a question from Mr. Anthony Levick, Chairman Thackston stated that any
75 road must be accepted by the Town at annual town meeting.

76
77 **5. REPRESENTATIVE JENNIFER RHODES:**

78 Representative Rhodes was in attendance to report on what has been happening in the State
79 Legislature while she has been in office. She has served as the Vice Chair for the Executive
80 Department Administration Committee, and she has been a member of the Criminal Justice
81 Committee. She presented a list several funds allotted for towns in NH from the state:

- | | | |
|----|----------------------------------|-------------|
| 82 | • Additional Highway Block Grant | \$46,926.18 |
| 83 | • Additional Bridge Funding | \$39,231 |
| 84 | • Meals and Rooms Tax | \$48,447.33 |

85
86 Representative Rhodes also noted additional funding for public safety projects, as well as
87 funding to the NHRS from the state for municipalities.

88
89 Representative Rhodes is seeking reelection to her representative seat although redistricting
90 has occurred, Troy will continue to be one of the towns she will serve.

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94 **4. BOARD MEMBER COMMENTS:**

95 Selectman Hopkins reported the summer camp is going well. The Chicken BBQ and the
 96 Patriotic Celebration all went well too. Tree trimming at the Recreation Center is complete.
 97 August 13 is the scheduled date for the next community dinner. Menu to be determined.
 98 There is no breakfast planned for August. Selectman Hopkins also requested use of the
 99 Town Hall second floor for the Recreation Committee.

100 The Planning Board accepted the mill's site plan at its meeting on July 20. The Conservation
 101 Commission is looking to send an RFP for removal of a beaver dam which is causing the
 102 Butterfly Park to flood.

103 Selectman Thackston reported on the recent Budget Committee meeting. He feels the
 104 committee has a good number of members, with several returning. He feels the committee is
 105 up to the task of creating the Town's budget.

106 Selectman Thackston also reported on the announcement from the State of NH regarding
 107 funding for towns in addition to the funding already scheduled.

108 Selectman Chasse reported the ZBA is looking to set fees for applicants and that the Water
 109 and Sewer Commission did meet, he was unable to attend.

110
 111 **7. NEW BUSINESS:**

112 A. THS Check Requests – **MOTION** to approve payments to performers at the weekend
 113 event (July 16 & 17) for the Troy Historical Society, Selectman Hopkins, **SECOND** by
 114 Selectman Chasse. **VOTES: 3-0-0.** Payments totaled \$650.

115 B. Building Permit Application – M5, L23 – **MOTION** to approve a building permit
 116 application for replacement deck, Selectman Hopkins, **SECOND** by Selectman Chasse.
 117 **VOTES: 3-0-0.**

118 C. Demolition Permit Application – M7, L22A - **MOTION** to approve a demolition permit
 119 application to remove derelict structure (done earlier in the season), Selectman Hopkins,
 120 **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

121 D. Treasurer's Report – The Board reviewed and discussed the financial report for June
 122 2022 including the Revenue Summary.

123 E. The Board discussed a possible livestock ordinance. Legal counsel stated there are no
 124 RSAs specific to the enforcement of owners of farm animal restraining them to their
 125 own property.

126
 127 **8. OLD BUSINESS:** There was no old business to review.

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 129 **9. BOARD CORRESPONDENCE:** None.

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 131 **10. CONSENT AGENDA:**

132 A. Recent Manifests –

	Week Ending Date	Check Date	Total	Notes
PR	7/10/2022	7/18/2022	\$ 18,157.81	INCLUDES SUMMER CAMP EMPLOYEES & 4TH OF JULY HOLIDAY PAY
	7/17/2022	7/25/2022	\$ 13,911.98	INCLUDES SUMMER CAMP EMPLOYEES
A/P	NA	7/8/2022	\$ 2,000.00	
	NA	7/14/2022	\$ 110,991.72	INCLUDES LAST TAN PAYMENT (\$100,00), INT. STILL
	NA	7/18/2022	\$ 2,139.48	DUE.

133 **MOTION** to approve payment of manifests presented, Selectman Hopkins, **SECOND** by
134 Selectman Chasse. **VOTES: 3-0-0.**

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136 A. Previous Meeting Minutes –

137 1. **MOTION** to approve the minutes of the July 7, 2022 Board of Selectmen meeting, as
138 written, Selectman Hopkins, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

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140 2. **MOTION** to approve the minutes of the July 7, 2022 Board of Selectmen meeting, Non-
141 Public Session, as written, Selectman Hopkins, **SECOND** by Selectman Chasse.
142 **VOTES: 3-0-0.**

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144 **11. ADMINISTRATIVE REPORT:**

145 Administrator Guild updated the Board regarding the following:

- 146 • The pedestrian crossing warning lights installed at the Monadnock Street, Route 12
147 intersection at the library. Speed feedback sign is still not in, contractor is waiting
148 for delivery.
- 149 • Fire and security alarms at Town Hall are now in good working order. Amer
150 Electric conducted repairs and tested the alarms. Currently waiting for panic buttons
151 to be delivered.
- 152 • EVERSOURCE representatives are scheduled to meet with the Town Administrator
153 on August 2 at Town Hall. Representation from the Board of Selectmen will be TJ
154 Chasse.
- 155 • According to the Road Agent, it will be necessary to order 26 OHRV signs to have
156 the proper notices on the Class VI roads.
- 157 • PRIMEX has notice the Town on the amounts of premium “holiday” for 2022.
158 Administrator Guild has requested a credit to next year’s invoice.
- 159 • Ambulance agreement is in signature folder for finalization.

160

161 **12. NEXT MEETING:** August 4, 2022

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163 **MOTION** to close the public hearing by Selectman Hopkins, **SECOND** by Selectman Chasse.
164 **VOTES: 3-0-0.** The public hearing closed at 8:32 p.m.

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166 **13. NON-PUBLIC SESSION:**

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168 **MOTION** to enter NON-PUBLIC SESSION under NH RSA 91-A:3, II, (c), (l), Selectman
169 Hopkins, **SECOND** by Selectman Chasse. **Roll Call Vote: Thackston, Yes; Hopkins, Yes;**
170 **Chasse, Yes.**

171

172 The Board of Selectmen entered Non-Public Session at 8:32 p.m.

173

174 **MOTION** to exit non-public session under RSA 91-A:3, II, (c), (l) (a), Selectman Hopkins,
175 **SECOND** by Selectman Chasse. **Roll Call Vote: Thackston, Yes; Hopkins, Yes; Chasse,**
176 **Yes.**

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178 The Board of Selectmen exited Non-Public Session at 9:25 p.m.

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MOTION to adjourn, Selectman Hopkins, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

The Board of Selectmen meeting adjourned at 9:26 p.m.


TROY SELECT BOARD:



Sarah Lashua, Executive Assistant



Richard Thackston, Chairman



Curtis Hopkins



TJ Chasse

Mountain View Mill at Troy, LLC

30 Monadnock St.

Troy NH 03465

603.365.1820

Town of Troy, New Hampshire
Board of Selectmen
16 Central Square
Troy NH 03465

Dear Board:

As the former Troy Mill complex is located in a "special flood hazard area" which is also designated as an overlay district, a permit for the redevelopment of the existing structures on the property is apparently required to be issued by the Board of Selectman.

However, the Floodplain Development Ordinance pertains to new construction or substantial improvements to the existing structures that may affect or be affected by flooding.

None of the proposed modifications to the existing structures involve areas below grade, there are no finished areas or living areas proposed below grade, the existing sewer connection is not proposed to be changed and the potential replacement of the water connection(s) will be performed in direct conjunction with the Town of Troy Water Department and will not affect finished grading on site in any way.

As the Board is aware, the prior owner of the property, Troy Mills, Inc., went to great lengths and expense many years ago to improve and ensure the structure against potential floodwaters. In fact, there was a flood on the property sometime thereafter and the structure was unaffected by said flooding. At that time, some improvements to the sewer connection were made to ensure floodwater would not enter the sewer system.

Please consider this as a request for the issuance of a permit for the non-structural, above-grade improvements planned for the existing buildings on the property, specifically one hundred and five (105) residential units to be finished in the structures that front on Monadnock St. and the lighting of the existing parking lots adjacent to the structures. The repaving of the large parking lot across the street may be part of this phase of the overall project and should be included in this permit, should the Board see fit to approve this permit.

We hereby certify that:

- (i) Everything will be designed (or modified) and adequately anchored to prevent floatation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,
- (ii) everything will be constructed with materials resistant to flood damage,
- (iii) everything will be constructed by methods and practices that minimize flood damages,
- (iv) everything will be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

No other permits, aside from a normal building permit, are required to accomplish the proposed work.

This permit seems to generally be part of the building permit process, but the planning board has requested this permit be approved as part of the planning process. Therefore, if the Board of Selectman would see fit to issue this "special flood hazard area permit", applicant will hereby acknowledge that this permit is not a de facto building permit and will apply for same after approval by the planning board.

Thank you for your time and expedient response.



Eric Farris
Managing Member