



**Town of Troy
Planning Board Meeting Minutes
Wednesday August 3, 2022**

Members Present:

Kyle Smith (Chair), Henry Underwood (Vice Chair), Matthew Meacham, Steven Sawyer, Richard HKS Thackston (Secretary), Carol Oglivie (Planning Board Consultant), Curtis Hopkins (Select Board Representative).

Members Absent:

Tristan Hopkins

Public Present:

Richard H. Thackston III, Cristopher Farris, Courtney Davis, Lisa Bagster, Jeff Beal, Ken Labadie, Evan John, Theresia Weber-John, Debbie Sawyer, Marilou Bisaccio, Daniel Bisaccio, Rhonda Sheats, Thomas Lambert, TJ Chasse, Adam Hopkins, Herb Drugg, Ben Drugg, Adam Dubriske, Bernard Aho.

Minute Taker:

Elizabeth Berry

1 **1.) Call to Order**

2 Chairman Smith call the meeting to order at **6:07p.m.**

3 **2.) Public Hearing**

4 The Planning Board reviewed Mr. Richard Thackston's subdivision application that was received
5 at the last Planning Board meeting, July 20, 2022.

6 Mr. Underwood read out the posted public hearing notice.

7 Mr. Richard Thackston explained what the intention of the subdivision is and that he intends to
8 split Map 18 Lot 18 into three lots from the one lot it is now. Dividing the, what is now called
9 the Red Shed, off of the apartment building and dividing the brick house that is attached to the
10 apartment building off of the building. The Planning Board went over the application and
11 discussed. Mr. Sawyer had questions on the shared wall between the apartment and the brick
12 house and if it may cause issues in the future. Mr. Richard Thackston explained that this would
13 not be an issue in the future for the town.

14 **MOTION** to accept the subdivision as complete, Mr. Underwood, **SECOND** by Mr. Meacham.
15 Five members of the Board voted in favor of this motion; Mr. Thackston abstained from the vote.

16 Mrs. Oglivie pointed out that this lot was non-conforming and that it must go to the Zoning
17 Board of Adjustments.

18 **MOTION** to table until August 17, 2022 the Chairman Smith **SECOND** by Mr. Meacham. Five
19 members of the Board voted in favor of this motion Mr. Thackston abstained from the vote.

20 Chairman Smith moved to recess at 6:39pm, so that Mr. Farris is able to set up his presentation
21 for the Site Plan Review application that was submitted to the Planning Board.

22 Chairman Smith moved out of recess at 6:46pm.

23 Chairman Smith read out the public hearing for Map 18 Lot 195-1, 30 Monadnock Street.
24 Mr. Farris gave a presentation on the Site Plan Review application that he submitted to the
25 Planning Board. He presented his parking lot plans, Where the snow will be stored in the winter,
26 Mr. Farris explained the landscaping plans, where the overflow parking will be located, and
27 where the exterior lighting will be located and the type of lights he will be using. Mr. Farris
28 explained the signage, he will be using the sign that is already on the Mill property and will
29 possibly use an already existing post, both are located off of Monadnock Street. Mr. Farris
30 explained that there are no changes need to the curb cuts. Mr. Farris went over the water plan,
31 the sewer plan, and the electric plan. Mr. Farris explained the flood hazard zone, and that there is
32 enough drainage on the property for it to be safe.

33 Mrs. Oglivie asked Mr. Farris who will be managing the inspections and making sure everything
34 that is installed is up to code for this project? Mr. Farris explained that life safety of Dublin will
35 be doing the installations of all of the fire safety equipment and then a life safety engineer will
36 make sure it is up to code and the Troy Fire Chief can do a walk through to make sure everything
37 meets the proper standards of safety.

38 Mr. Sawyer asked Mr. Farris if the water Sewer department has signed off on this. Mr. Farris
39 explained that he had received a letter from the past water sewer commissioner.

40 **MOTION** to accept the Site Plan Review application as complete, Mr. Underwood, **SECOND**
41 by Mr. Hopkins. Four members of the Board voted in favor of this motion. Mr. Meacham and
42 Mr. Sawyer voted against this motion.

43 The Planning Board questioned if this project would have any regional impact. The Board
44 concluded that this project would not have any regional impact.

45 The Planning Board moved into public comment.

46 Mr. Bisaccio asked when the state will get involved with this project. Mr. Farris explained that it
47 is not required to have to state involved with a site plan review.

48 There was a discussion on the accuracy of the presented plans.

49 Mrs. John ask if the Planning Board is allowed to ask if the finances are available for this
50 project? The Board cannot ask this.

51 Mr. Debriske asked if the Troy Fire Chief has seen these plans?

52 Mr. Meacham asked if these plans qualify as conversion apartments? Mr. Thackston read out the
53 requirements to qualify as conversion apartments and the Board concluded that they do not.

54 Discussion on the Site Plan Review continued.

55 Public Comment was closed.

56 **MOTION** to recess the public hearing until August 17, 2022, Mr. Underwood **SECOND**.
57 The Planning Board had further discussion on the site plan review application.
58 Mr. Thackston **MOVED** to call to question.
59 Mr. Underwood thought that the Planning Board could consider conditional approval with a
60 frame of time for the materials to be submitted. Mrs. Oglivie explains why she does not agree
61 with doing this.
62 Mr. Thackston **MOVED** to call to question.
63 Discussion on Mr. Farris's fire safety plans.
64 **MOTION** to amend previous motion from August 17, 2022, to August 4, 2022. Mr. Thackston,
65 **SECOND** by Mr. Hopkins. Five members of the Board voted in favor if this motion. Mr. Sawyer
66 voted against this motion.
67 **MOTION** to go into recess until August 4, 2022 at 6:00pm, Mr. Thackston, **SECOND** by Mr.
68 Mr. Underwood. Four members of the Board voted in favor of this motion. Mr. Meacham
69 Abstained from the vote. Mr. Sawyer opposed the motion.
70 The Planning Board decided that the road agent, Fire Chief, Police Chief, and the water sewer
71 commissioner should come to the continuation of the meeting to help clear up miss
72 understandings.
73 **3.) New Business**
74 **MOTION** to approve minutes from the last meeting, July 20, 2022, Mr. Thackston, **SECOND** by
75 Mr. Hopkins. All members of the Board voted in favor of this motion.
76 **MOTION** to go into recess until August 4, 2022 at 6:00pm, Mr. Thackston, **SECOND** by Mr.
77 Underwood. All members of the Board voted in favor of the motion.
78 The meeting adjourned at **9:50p.m.**

Respectfully Submitted By,
Elizabeth Berry,
Administrative Assistant.