



**Town of Troy
Planning Board Meeting Minutes
Wednesday September 21, 2022**

Members Present:

Kyle Smith (Chairman), Henry Underwood (Vice Chair), Tristan Hopkins, Richard HKS Thackston (Secretary), Steve Sawyer, Curtis Hopkins (Select Board Representative), Carol Ogilvie (Planning Board Consultant).

Members Absent:

Matthew Meacham

Public Present:

William Daniels, Oliver Levick

Board Clerk:

Elizabeth Berry, Absent.

1 **Call to Order**

2 Mr. Underwood called the meeting to order at **7:09p.m.**

3 **Public Hearing**

4 **Map 23 Lot 7, 8, & 10, Boundary Line Adjustment.**

5 Mr. Underwood read out the public hearing notice for the Boundary Line Adjustment Application
6 that was submitted to the Planning Board by Paton Surveys. The Planning Board looked over the
7 plans for the Boundary Line Adjustment as well as the staff report provided by Mrs. Ogilvie.

8 **MOTION** to accept the Boundary Line Adjustment Application as complete, Mr. Thackston.
9 **SECOND** by Mr. Hopkins. All members of the Board voted in favor of this motion.

10 The Planning Board discussed the errors that were described in the staff report. The plans described
11 the plot size in acres but does not include the size in feet. The other issue was an item was not
12 marked when it should have stated that it was not applicable. Mrs. Ogilvie described these issues
13 as very minor issues.

14 The public hearing opened at 7:17pm.

15 The Planning Board gave Mr. Daniels the floor to give an overview of the plan for this Boundary
16 Line Adjustment. Mr. Daniels explained what St. Pierre plans to do regarding the Boundary Line
17 Adjustment.

18 Mrs. Ogilvie suggested making the approval conditional saying that the lot will be unbuildable
19 until such a time that legal access can be provided to the land. There cannot be frontage and access
20 in separate locations. If there are plans to develop this property this issue would have to be delt
21 with in the future. If it is confirmed that there is reasonable access to the road, then there does not
22 have to be a conditional approval.

23 There was no more questions or comments from the Planning Board or the public.

24 Chairman Smith arrived at the meeting at 7:28pm.
25 Mr. Underwood caught Chairman Smith up to speed with what had happened at the meeting before
26 he arrived
27 The Public Hearing was closed at 7:31pm.
28 The Planning Board discussed the application further.
29 Mr. Underwood **MOVED** to approve the Boundary Line Adjustment Application, **SECOND** by
30 Mr. Thackston. All members of the Board voted in favor of this motion.

31 **New Business**

32 **MOTION** to approve the meeting minutes from September 7, 2022, Mr. Thackston, **SECOND** by
33 Mr. Hopkins. All members of the Board voted in favor of this motion.

34 The Planning Board went over and discussed the current Planning Board budget line by line.
35 the Board decided that they were happy with the budget as is.

36 **Old Business**

37 Mrs. Ogilvie explained the changes that she made to the drafted Campground Ordinance to the
38 Planning Board. The Board decided to keep the minimum campground size at 5 acres instead of
39 increasing it. Mr. Underwood asked if the wording can be changed to allow campgrounds in the
40 mountain rural district or by special exception. The Planning Board continued discussing the
41 Campground Ordinance.

42 Mrs. Ogilvie explained the changes that were made to the drafted Site Plan Review Regulations to
43 the Planning Board. It was explained that a new law was passed that affects the timing of the
44 Board. Mrs. Ogilvie incorporated these changes to the Site Plan Review Regulations. Most of the
45 changes are wording but some changes are procedural. The Planning Board continued to discuss
46 the Site Plan Review Regulations.

47 The Planning Board discussed the 2022 Work Program. Mrs. Ogilvie explained to the Board that
48 she is not sure if they will be able to get to the housing issue item on the Work Program.

49 The Planning Board applied for an appeal of an executive decision at the last Planning Board
50 meeting on September 7, 2022. The Zoning Board Public Hearing will be held on September 27,
51 2022 at 7:00pm at the Troy Town Hall. Mr. Sawyer, Mr. Underwood, and Mr. Smith will be
52 attending this hearing.

53 **Selectmen's Updates**

54 Mr. Hopkins gave the Planning Board an update from the Board of Selectmen.

55 One Hundred Nights came into the last Selectmen's meeting, September 1, 2022, asking for a
56 donation of \$10,000 from the Town of Troy.

57 The Board of Selectmen approved a building permit for a deck of South Street.

58 The Monadnock Regional School district reached out the Selectmen wanting to build a gazebo on
59 the roundabout at Troy Elementary School. They would like to change the location of the gazebo
60 to somewhere safer.

61 The Board of Selectmen also approved an extension requested from Monadnock Regional School
62 District for the gazebo Building Permit.

63 Mr. Hopkins gave the Planning Board an update from the Recreational Department.
64 October 1, 2022, Committee Breakfast from 7:00am until 10:00am at the Samuel E. Paul
65 Community Center.
66 October 8, 2022, Fall Festival from 9am until 3pm on the Troy Common
67 October 21, 2022, Halloween Dinner, and Movie at 6:30pm at the Samuel E. Paul Community
68 Center.
69 On the first Friday of every month during the school year the Recreational Department hosts roller
70 skating at the Troy Elementary School from 6:30pm until 9:00pm.
71 The Recreational Department have been working on creating the Haunted House that will be on
72 the second floor of the Troy Town Hall. There is a possibility of the Haunted House being open
73 October 29, 2022 through October 31, 2022. If requested the Recreational Department volunteers
74 will tone the Haunted House down.

75 **MOTION** to adjourn the meeting, Mr. Thackston, **SECOND** by Chairman Smith.
76 All members of the Board voted in favor of the motion.

77 The meeting adjourned at **9:07p.m.**

Respectfully Submitted By,
Elizabeth Berry,
Administrative Assistant.