



**Town of Troy
Planning Board Meeting Minutes
Wednesday September 25, 2024**

Members Present:

Kyle Smith (Chairman), Henry Underwood (Vice Chairman), Jack Gettens (Secretary), Curtis Hopkins (Select Board Representative), Mike Leclerc (Zoom).

Members Absent:

Matthew Meacham

Planning Board Consultant:

Carol Ogilvie

Planning Board Clerk:

Elizabeth Watson

Public Present:

Zachary Farkes of ReWild Renewables.

1 **Call to Order**

2 Chairman Smith called the meeting to order at 7:05 p.m.

3 **New Business**

4 **MOTION** to approve and amend minutes of September 18, 2024 by correcting the spelling of
5 Ms. Sandman's name, referencing the solar projects in the description of the Fire Chief's letter,
6 correcting the spelling on line 53, and changing the date of the next meeting to September 25,
7 2024, by Chairman Smith. **SECOND**, Selectman Hopkins. Motion passed 4-0-1.

8 **Old Business**

9 Deliberation on the Bigelow Hill Solar Project Application.

10 The Planning Board reviewed the draft Notice of Decision for the Bigelow Hill Project.

11 Chairman Smith read item #4 of the Conditions or Approval that specifies the hours of operation.

12 The Planning Board changed the first sentence of Item #4 to the following:

13 Unless otherwise approved by the Planning Board, the hours of operation during
14 construction shall be as follows: (i) 7AM through 5PM, Monday through Friday, and (ii)
15 not allowed on Saturday, Sunday, or Holidays without prior approval of the Planning
16 Board.

17 The Planning Board changed the first sentence of Item #8 of the Conditions of Approval to the
18 following:
19 Prior to the issuance of a Building Permit, a 3rd party electrical inspector shall be
20 approved by the Select Board on behalf of the Planning Board as required by the Zoning
21 Ordinance and hired at the applicant's expense to inspect the project from start to
22 completion.

23 The Planning Board inserted a new Item #4 to the Procedural History as the following:
24 On July 17, 2024, the Board voted unanimously, after being properly moved and
25 seconded, to close the public hearing and enter into deliberation.

26 The Planning Board inserted a new Item #11.iv to the Conditions of Approval as follows:
27 (iv) Electrical diagram detailing the installation, associated components, and disconnects.

28 The Planning Board appended the following sentence to Item #1, Waivers Granted as follows:
29 Central to the Board's decision was the guarantee by the applicant that the applicable
30 road section will be upgraded to the engineering standards requested by the Road Agent,
31 as shown on plans entitled REWILD RENEWABLES - BIGELOW HILL SOLAR,
32 prepared by Sevee and Maher Engineers, Inc., and first dated May 2024, with the latest
33 revision date of September 10, 2024.

34 The Planning Board Inserted Item #7 to the Findings as follows:
35 The applicant has provided information to the Board and the public that the most
36 significant traffic impacts will be from mobilization, moving equipment to the site and
37 removing equipment when the construction is complete.

38 **MOTION**. To conditionally approve the Conditional Use Permit and Site Plan Applications for
39 the Bigelow Hill Road Solar Project according to the 14 Conditions of Approval reviewed and
40 amended in tonight's meeting, by Mr. Underwood. **SECOND** Selectman Hopkins. Motion
41 passed, 5-0-0.

42 Deliberation on the Dort Street East Solar Project Application

43 The Planning Board discussed the Dort Street East Notice of Decision in comparison to the
44 Bigelow Hill Notice of Decision, noting the differences in waiver and decommissioning
45 provisions.

46 **MOTION**. To conditionally approve the Conditional Use Permit and Site Plan Applications for
47 the Dort Street East Solar Project according to the 14 Conditions of Approval reviewed and
48 amended in tonight's meeting, by Mr. Underwood. **SECOND**, Selectman Curtis. Motion passed.
49 5-0-0.

50 Deliberation on the Dort Street West Solar Project Application.

51 The Planning Board discussed the Dort Street West Notice of Decision in comparison to the
52 Bigelow Hill Notice of Decision, noting the differences in waiver and decommissioning
53 provisions.
54 **MOTION.** To conditionally approve the Conditional Use Permit and Site Plan Applications for
55 the Dort Street West Solar Project according to the 14 Conditions of Approval reviewed and
56 amended in tonight’s meeting, by Selectman Hopkins. **SECOND,** Mr. Gettens. Motion passed.
57 5-0-0.

58 **New Business**

59 The Planning Board will act on three applications at its regular meeting, 7 pm, October 16th.
60 This was noticed as follows:

61 Notice is hereby given in accordance with RSA 676:4 and 675:7 that at its regular
62 meeting beginning at 7:00 P.M. on Wednesday, October 16, 2024 at the Town Hall, 16
63 Central Square, Troy, NH, the Planning Board will act on the following applications: (1)
64 Fur Dynasty, LLC for a two-lot subdivision on North Main Street, Tax Map 20, Lot 32A
65 in the Highway Business and Rural District; (2) Jordan Beal for a Lot Line Adjustment at
66 82 Tolman Road, Tax Map 24-1A-1 & 24-2 in the Rural District; and (3) Jack Beal &
67 Sharen Guillet-Beal for a two-lot subdivision at 82 Tolman Road, Tax Map 24-2 in the
68 Rural District.

69 Selectman Hopkins provided a Select Board update.

70 **Next Meeting:** October 16, 2024

71 **Adjourn**

72 Chairman Smith adjourned the meeting at 9:05 p.m.

Respectfully Submitted by
Jack Gettens
Planning Board Secretary