



**Town of Troy
Planning Board Meeting Minutes
Wednesday November 20, 2024**

Members Present:

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

Planning Board Consultant:

Carol Ogilvie

Planning Board Clerk:

Elizabeth Watson

Public Present:

Pam Johnston, Dennis Johnston, Jeanne Bogdzewicz, Rachel O’Leary, Keith (Unidentified Last Name), Jamie Leclerc, Lisa Bagster, CW Davis, Robert Steam, Adam Hopkins, Francis Fournier, Jabob Landry, Kim Cassidy, G. Shattler, Rachel Rosenoff, Bill Harris, Collin Snide, Erin George, Eric Ferris, Al Purrington

1 Call to Order

2 Chairman Smith called the meeting to order 7:00 p.m.

3 Sarah Marchant, New Hampshire Community Loan Fund, presented information on
4 manufactured homes. The slides for her presentation will be posted on the Planning Board page
5 on the Town of Troy website. Ms. Marchant provided information on the housing crisis in NH,
6 the need for affordable housing, the definition of manufactured home, the cost of ownership, the
7 characteristics of owners, home appreciation, resident owned communities, and the recently
8 amended New Hampshire Manufactured Housing Law, RSA 647:32.

9 Ms. Marchant described the RSA 647:32 requirement that municipalities ‘shall afford reasonable
10 and realistic opportunities for siting of manufactured housing.’ Towns may meet the requirement
11 by allowing manufactured housing on most land areas and lots in districts zoned to permit
12 residential uses or in manufactured housing parks and in subdivisions created for the placement
13 of manufactured housing on most land areas and lots in districts zoned to permit residential uses.
14 Municipalities may also meet the requirement by allowing manufactured housing in all three
15 types of locations. The law also requires that municipalities ‘shall allow reasonable and realistic
16 opportunities for the expansion of manufactured housing parks existing as of July 1, 2024.’

17 Chairman Smith opened the meeting to questions.

18 Mr. Fournier stated that expanding trailer parks does not fit the purpose of the town’s zoning
19 ordinance, specifically the rural aspect and reductions in others property values. He is against

20 expanding trailer parks in Troy and he indicated that expanding the parks will require a change to
21 the purpose of the zoning ordinance.

22 Ms. Marchant provided a response to a question posed by person prior to the meeting regarding
23 taxation of manufactured homes in parks. Ms. Marchand noted that the individual homeowner is
24 taxed for the building and the park owner is taxed for the land.

25 Chairman Smith noted that there is a theory that manufactured homes depreciate over time, so
26 towns receive less tax money in the long term. Has Ms. Marchant seen the decline? Ms.
27 Marchant reported that manufactured homes have appreciated 62% over the last five years and
28 stick built homes have appreciated 37%.

29 Mr. Snide suggested that the Board check what the RSA 674:32 amendment changed relative to
30 the prior version. It is his understanding that the provision on the expansion of existing parks was
31 not changed by the amendment. Mr. Snide asked if the Board had studies with estimates of the
32 effects of parks on the values of homes near the park, and if not, he recommended that the Board
33 obtain such a study or otherwise evaluate the impact. An unidentified member of the public
34 indicated that the parks lowered his property value. Ms. Marchant answered that she could
35 provide names of appraisers that could provide information. She had observed lower property
36 values across the board. Mr. Leclerc noted that there are two separate questions, one about the
37 effect of living near a park and the other about the effect of park expansion.

38 An unidentified member of the public asked for clarification of ‘reasonable and realistic’ in RSA
39 674:32. Ms. Marchant responded that it has been defined in case law related to the Workforce
40 Housing Law; for example, if the rules make manufactured housing impossible or not financially
41 viable, then it would be unrealistic. The clarification is usually determined in a court of law.

42 Mr. Gettens asked, how is ‘most land areas and lots in districts zoned to permit residential uses’
43 as specified by RSA 674:32 determined? Ms. Marchant indicated that it meant 51% of land area.

44 Ms. O’Leary asked if an existing park wants to expand and the proposed expansion meets zoning
45 requirements, but the park itself does not, is that a reason for not allowing the expansion? Ms.
46 Marchant responded that existing conditions as of July 1st are allowed so it is grandfathered.

47 Mr. Fournier asked who invited Ms. Marchant to present and why. Chairman Smith responded
48 that the Board asked her to the meeting to provide information to the Board and the public about
49 manufactured housing and the newly amended RSA 647:32.

50 Mr. Leclerc described the manufactured housing ordinance in Jaffrey. For example, for every 30
51 manufactured homes in a park, they set aside a certain amount of open space.

52 Ms. Marchant commented that ‘Troy is your community, and you know what is best in your
53 community.’ She stated that affordable home ownership allows people to age in place. It is not
54 about having manufactured housing everywhere; it is about options for home ownership that fit
55 different income levels to support the community. She noted there is good data on school
56 children and manufactured housing from the NH Housing website.

57 Chairman Smith stated that the Board would be looking at the zoning ordinance to determine if
58 changes need to be made to be compliant with the state law.

59 Mr. Landry indicated that he is in favor of allowing mobile homes on private lots.

60 Selectman Hopkins asked about affordability; for example, is \$1,200 park rent per month and a
61 \$1,500 mortgage considered affordable? Ms. Marchant responded that the State of NH defined
62 affordable home ownership for a family of four as 80% area median income and, for rental, 60%
63 of area median income for a family of three.

64 Ms. Cassidy asked about affordability and indicated that there was no way to guarantee
65 affordability over time. There was a broad discussion about various factors that may affect
66 affordability including residential community ownership, private parks, and homes on single
67 residential lots.

68 Chairman Smith described the sequence of events. In last year's March election, there was a
69 ballot item to allow the existing Troy manufactured housing parks to expand. The ballot item did
70 not pass. The recently amended RSA 647:32 requires that municipalities 'shall allow reasonable
71 and realistic opportunities for the expansion of manufactured housing parks existing as of July 1,
72 2024.' At this time, the discussion is about the new law and how to incorporate this and other
73 provisions into zoning ordinances. Any changes to the zoning ordinance will require public
74 hearing and a town vote in the March election.

75 **New Business**

76 **MOTION** to approve the Minutes of October 16, 2024 by Mr. Meacham. **SECOND** by
77 Selectman Hopkins. Motion passed, 6-0-0.

78 **MOTION** to amend and approve the Minutes of November 5, 2025 by correcting the spelling
79 error on line 5 by Mr. Meacham. **SECOND** by Selectman Hopkins. Motion passed, 6-0-0.

80 Ms. Cassidy and Ms. George expressed interest in being Planning Board members. There was
81 discussion by the Board.

82 **MOTION** to appoint Ms. Cassidy and Ms. George as alternate Planning Board members by
83 Chairman Smith. **SECOND** by Mr. Gettens. Motion passed, 6-0-0. Ms. Cassidy and Ms. George
84 will be sworn in before the next Planning Board meeting.

85 **Correspondence**

86 Mr. Underwood reviewed the Southwest Regional Planning Commission Highlights.

87 **Old Business**

88 The Planning Board discussed the draft Zoning Ordinance prepared by Ms. Ogilvie. There were
89 four potential zoning amendments. Amendment #1 amends Article XII, F Solar Energy Systems
90 and includes potential changes to access road standards, security barrier set back requirements,
91 and waiver criteria. Amendment #2 deletes and renumbers definitions in Article XXI related to
92 the Solar Ordinance because they are redundant. Amendment #3 amends the Floodplain

93 Development Ordinance by updating several definitions and clarifying the permitting process in
94 order to be compliant with federal requirements. Amendment #4 amends Section VI of the
95 Manufactured Housing Ordinance to comply with recent state legislation that requires
96 “reasonable and realistic opportunities” for expansion of existing manufactured housing parks.

97 The Board discussed Amendment #1, Section 2.b. Mr. Meacham suggested striking ‘one’ from
98 the phrase ‘Every facility shall have only one entry point...’ Mr. Underwood suggested the
99 addition of ‘for access’ resulting in the following phrase ‘unless approval for access has been
100 granted by the Select Board.’

101 The Board discussed the hardship criteria of Amendment #1, Section 4.6.b, that the criteria are
102 difficult to interpret, and that it may be best to remove hardship. Ms. Ogilvie will revise
103 Amendment #1 based on the discussion for review at the next Planning Board meeting.

104 The Board agreed that Amendments #2 and #3 were ready for public hearing. The public hearing
105 will be held at the Board’s regular December 4, 2024 meeting beginning at 7:00 p.m. at the Town
106 Hall.

107 The Board discussed Amendment #4 including whether there was sufficient time for the Board to
108 review and revise the Manufactured Housing Ordinance and if the Conditional Use Permit
109 process may be an appropriate revision. Matt Meacham suggested that the Board review the site
110 plans for existing parks to understand what was previously approved. The Board also discussed
111 whether changes should be made this year or next year to meet the requirements of RSA 647:32.
112 Ms. Ogilvie will revise Amendment 4 for review at the next Board meeting.

113 Chairman Smith will post the SWRPC Commissioner opportunity on Facebook.

114 **Selectmen’s Update**

115 Selectman Hopkins provided a Selectman’s update.

116 **Next Meeting and Agenda: December 4, 2024**

117 **Adjournment**

118 Chairman Smith adjourned the meeting at 9:16 p.m.

Respectfully Submitted by
Jack Gettens
Planning Board Secretary