



**Town of Troy
Zoning Board of Adjustments
Meeting Minutes
Tuesday, December 13, 2022**

Members Present:

Steve Obert (Chair), Justin Jones, Debra Wilson (Alternative Member), Kyle Smith (Planning Board Representative), TJ Chasse (Selectmen's Representative).

Recording Secretary:

Elizabeth Berry

Members Absent:

Jesse Harkins (Clerk), Tyler Bagster, Courtney Davis (Vice Chair).

Public Present:

Herbert Drugg, Benjamin Drugg, John Noonan

1 **1. Call to Order**

2 Chairman Obert called the meeting to order at **7:01 p.m.**

3 The Zoning Board received a letter from Mr. Harkins, recusing himself for this meeting.

4 Chairman Obert appointed Mrs. Wilson as a voting member of the Zoning Board for this meeting.

5 **2. Public Hearing: Variance for Map 11 Lot 3A.**

6 Chairman Obert opened the public hearing

7 Mr. Noonan gave a presentation to the board for a property on Dort Street owned by HBD Drugg
8 Real Estate, LLC. The variance request was to allow the applicant to build within the setbacks of
9 the wetland. Mr. Noonan explained that the applicant plans to build a storage building. A drawing
10 was provided to show the wetlands in relation to the project. Mr. Noonan read off each criterion
11 provided in the application.

12 The easements for this property were discussed.

13 Mr. Herbert Drugg explain the plans for this property further and why this project will not
14 negatively impact the wetlands being encroached upon. The Zoning Board had further discussion
15 on this subject.

16 **MOTION** to accept this application as complete, Mr. Jones. **SECOND** by Mr. Smith. All
17 members of the Board voted in favor of this motion.

18 **MOTION** to close the public hearing, Mr. Jones. **SECOND** by Mr. Smith. All members of the
19 Board voted in favor of this motion.

20 **MOTION** to approve this variance application, Mr. Jones. **SECOND** by Mr. Smith. Four
21 members of the Board voted in favor; Chairman Obert abstained from this motion.

22 **3. Public Comment**

23 The Zoning Board discussed recent comments from Mr. Harkins, that were provided through
24 email.

25 **4. Correspondence**

26 There was no correspondence to review.

27 **5. New Business**

28 **MOTION** to approve minutes from last meeting, November 29, 2022, Mr. Smith, **SECOND** by
29 Mr. Jones. All members of the Board voted in favor of this motion.

30 **6. Old Business**

31 There was no old business to review

32 **7. Planning Board Updates**

33 Mr. Smith gave an update from the Planning Board, explaining the current cases.

34 **8. Selectmen's Updates**

35 Selectman Chasse gave an update from the Board of Selectmen.

36 **9. Next Meeting and Agenda: January 10, 2023**

37 **10. Adjournment**

38 **MOTION** to adjourn the meeting, Mr. Obert, **SECOND** by Mr. Smith

39 All members of the Board voted in favor of the motion.

40 The meeting adjourned at **8:15 p.m.**

Respectfully Submitted By,
Elizabeth Berry,
Administrative Assistant.