



**Town of Troy
Planning Board Meeting Minutes
Wednesday December 7, 2022**

Members Present:

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

Board Clerk:

Elizabeth Berry.

Public Present:

Courtney Davis, Herbert Drugg, Charles Lawrence, Joseph Filipi, Susan Filipi, Michael Tenant (Via Zoom). Eversource: Tom D' Aguiar (Via Zoom), Connor Jennings (Community Relations), Daniel Cole (Substation Project Manager), Stephanie Gardiner (Project Services & Abutter Outreach), Kurt Nelson (Licensing & Permitting), Dave Fenstermacher (Environmental Contractor).

1 **1. Call to Order**

2 Chairman Smith called the meeting to order at **7:00pm**

3 **2. Public Hearing**

4 **a.) Subdivision Application: Cormier, Richmond Road, Map 29 Lot 1.**

5 The Planning Board received an application from Ronald and Maria Cormier for a major
6 subdivision to divide one lot of land into four on Richmond Road.

7 **MOTION** to accept the subdivision as complete, Mr. Thackston. **SECOND** by Mr. Hopkins.
8 All members of the board voted in favor of this motion.

9 This application was presented by Mr. Lawrence of Lawrence Septic Design. The Planning
10 Board reviewed the plans for this subdivision.

11 **MOTION** to open the public hearing, Mr. Underwood. **SECOND** by Mr. Thackston. All
12 members of the Board voted in favor of this motion

13 Chairman Smith read out the public hearing notice and the staff report that was provided by
14 Mrs. Ogilvie for this subdivision.

15 There were no comments from the public.

16 **MOTION** to close the public hearing, Mr. Thackston. **SECOND** by Mr. Meacham. All
17 members of the Board voted in favor of this motion.

18 The public hearing was closed at 7:17pm.

19 **MOTION** to approve the subdivision application pending the approval of driveway and state
20 permits, Mr. Thackston. **SECOND** by Mr. Forcier. All members of the Board voted in favor of
21 this motion.

22 **3. Correspondence**

23 There was no correspondence to review.

24 **4. New Business**

25 **MOTION** to approve the meeting minutes from November 16, 2022, Mr. Thackston, **SECOND**
26 by Mr. Hopkins. All members of the Board voted in favor of this motion.

27 A company reached out to Mr. Thackston with the potential of community solar. Mr. Thackston
28 suggested that this goes to the Conservation Commission but wanted to inform the Planning Board
29 as well. The Planning Board discussed this matter further.

30 **b.) Troy Zoning Amendments**

31 Chairman Smith opened the public hearing to review the drafted Zoning Amendments at
32 7:31pm.

33 Chairman Smith read out the public hearing notice and the drafted amendments for the Zoning
34 Ordinance. Mr. Davis gave his concerns about the proposed Campground Regulations, asking
35 why the proposed five-acre lot size is not bigger. Mr. Davis explained that the after the one-
36 hundred-foot buffer the campground would be small. Mr. Underwood added that after the one-
37 hundred-foot buffer the campground would only be three acres. The Planning Board continued
38 discussing the drafted Campground Regulations.

39 Chairman Smith continued reading out the draft amendments, the Planning Board discussed.

40 Chairman Smith tabled this discussion until later in the meeting.

41 **c.) Site Plan Review Application: Eversource, Monadnock Street, Map 12 Lot 16, and**
42 **Map 4 Lot 24.**

43 The Planning Board received a Site Plan Review application from Eversource for a new
44 substation that they are trying to build on Monadnock Street to replace the current substation.

45 Chairman Smith read out the public hearing notice and the staff report that was provided by
46 Mrs. Ogilvie for this Site Plan Review.

47 The Planning Board reviewed the plans provided by Eversource.

48 **MOTION** to accept this Site Plan Review application as complete, Mr. Thackston. **SECOND**
49 by Mr. Hopkins. All members of the Board voted in favor of this motion.

50 The Planning Board continued the discussion for this Site Plan Review application.

51 **MOTION** to open the public hearing, Mr. Hopkins. **SECOND** by Mr. Thackston. All
52 members of the Board voted in favor of this motion.

53 The presenters from Eversource gave their introductions. Mr. Cole gave an overview of this
54 project. Mr. Sawyer asked Eversource how much bigger this substation will be compared to
55 the old one. Eversource answered by saying that it will be about 25% bigger then the last.
56 Eversource explained that the old substation will be torn down and the area will be revegetated.

57 The Planning Board took questions and comments from the public. Mr. Hopkins read
58 comments from the live stream, someone asked when Eversource plans to begin this project
59 and when they plan to finish this project. The hope is to begin this project next year and finish
60 it in 2024 but are not sure of the exact dates.

61 Mr. Filipis asked questions in regard to the sound that the substation may make and the view
62 from the surrounding properties will be obstructed. These questions were discussed, and the
63 answer given by Eversource was that they plan to keep the sound the same or even lower it,
64 and as for the scenery they plan on heavily vegetation the area between the properties and by
65 the road. Discussion between the public and the Planning Board continued. Mr. Hopkins read
66 out another question from the live stream asking why Eversource cannot use the existing
67 substation instead of building a new one. Eversource explained that upgrading the existing
68 station can be dangerous and the cost is more. Discussion continued.

69 **MOTION** to close the public hearing, Mr. Thackston. **SECOND** by Mr. Hopkins. All
70 members of the Board voted in favor of this motion.

71 The Planning Board discussed this Site Plan Review application further.

72 **MOTION** to approve the Site Plan Review application pending the permits that are waiting
73 approval, Mr. Thackston. **SECOND** by Mr. Hopkins.

74 The Planning Board discussed this application further.

75 Mr. Thackston **MOVED** to amend his motion to postpone the decision until the next planning
76 board meeting, December 21, 2022. Mr. Hopkins **SECONDED** this amendment. All members
77 of the Board voted in favor of this amended motion.

78 The Planning Board continued the hearing for the drafted Troy Zoning Amendments. Mr.
79 Thackston read out the rest of the drafted amendments. Mr. Drugg asked some questions about
80 the Manufactured Housing Park Ordinance.

81 The Planning Board continued the public hearing for the drafted Zoning Ordinance
82 amendments. Mr. Thackston continued reading out the proposed changes to the Zoning
83 Ordinance. Mr. Drugg asked questions about the Manufactured Housing ordinance and what
84 the Planning Board plans. The Planning Board explained what they may do in the future.

85 Selectman Hopkins asked Police Chief Ellis, Fire Chief Huntoon, and the Road Agent, Mr.
86 Atkins. About adding scrolling digital signs to the Sign Ordinance, none of them had any issues
87 with this as long as the signs are not too distracting.

88 Chairman Smith tabled this discussion until a later meeting.

89 **5. Old Business**

90 The Planning Board received a Site Plan Review application for the Troy Mills. The public hearing
91 will be help on January 4, 2023 to review this application.

92 **6. Selectmen's Updates**

93 Selectman Hopkins gave an update to the Planning Board from the Board of Selectmen.

94 Selectman Hopkins gave an update to the Planning Board from the Recreational Department.

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

97 Meeting adjourned at **10:06p.m.**

Respectfully Submitted By,
Elizabeth Berry,
Administrative Assistant.