

TROY BOARD OF SELECTMEN MEETING
THURSDAY OCTOBER 6, 2022, 6:00 P.M.
TROY TOWN HALL

1 1. *Chairman Thackston called the meeting to order at 6:00 p.m.*
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3 **Selectmen present:** Chairman Thackston, Selectman Hopkins, Selectman Chasse
4 **Also present:** Mary Guild, Town Administrator and Sarah Lashua, Executive Assistant
5

6 **2. BOARD MEMBER COMMENTS:**

7 A. Planning Board –

- 8 • Selectman Hopkins reported an agent from the ATF, Matt Gagne, was inquiring about
9 Priem Gunsmithing, a new business that will operate out of the renovated Mill building.
10 Mr. Gagne expressed his thoughts that the licensing would be in place shortly with no
11 complications.
- 12 • Representatives from Eversource met with the Planning Board about their conceptual
13 plan for the substation construction planned on Monadnock Street. Eversource with be
14 working with the Environmental Protection Agency due to the project's proximity to
15 wetlands.
- 16 • The Planning Board also discussed historical meeting minutes, most significantly the
17 approval of the plans for development of the Mill property. The planning board
18 approved the plan on November 1, 2006. The approval was noted in the minutes of that
19 meeting. *A copy of those minutes is attached to these minutes.*
- 20 • Upcoming projects: Drive Thru windows for business is being discussed. Amendments
21 to Zoning Ordinance are being developed. Revisiting the ordinance regarding mobile
22 homes restriction to mobile home parks.
- 23 • Registration for business operating in town.

24 B. Recreation Committee/Department –

- 25 • Selectman Hopkins presented a request for removal of trees at the Community Center.
26 The Director is seeking approval from the Board of Selectmen to pay for the service
27 with funds from the Expendable Trust Fund in the amount of \$1,750. Service will be
28 provided by Wilcox Tree Service (lower bidder). **MOTION** to approve the request,
29 Selectman Hopkins, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**
- 30 • Selectman Hopkins announced roller skating, Friday October 7, 2022 at Troy
31 Elementary School. DJ Ray-Ray will be there. Sixth graders will be selling
32 refreshments to raise money for an upcoming trip.
- 33 • Saturday October 8, on the Town Common, Fall Festival from 9:00 – 3:00
- 34 • Saturday October 15, Troy Historical Remember the Trains event at the depot.
- 35 • Friday October 21, Movie Night at Samuel E. Paul Center.
- 36 • Saturday October 22, Community Dinner. Menu to be determined.
- 37 • Thursday October 27, Candidates Night at Samuel E. Paul Center.
- 38 • Saturday October 29, Finish Market at Troy Elementary School at 9:00 a.m.
- 39 • Saturday, Sunday, and Monday October 29, 20, & 31 Haunted House at Troy Town
40 Hall.
- 41 • Monday October 31 is Trick or Treat.
42
43
44

- 45 C. Troy Water & Sewer Commission –
- 46 • Selectman Chasse noted the Water & Sewer Commission upcoming meetings:
 - 47 Wednesday October 12 at 6:00 p.m. Thursday October 27, may be rescheduled due to
 - 48 Candidates Night.
 - 49 • Administrative Order from the EPA due to non-compliance in waste water treatment. It
 - 50 was also of interest that when asked directly, the representative from the EPA stated
 - 51 there is no restriction at this time, to adding additional users to the system.
- 52 D. Zoning Board of Adjustment –
- 53 • Selectman Chasse noted the continuance of the last hearing, the appeal of the Planning
 - 54 Board filed questioning authority of the Board of Selectmen in issuing the Building
 - 55 Permit to development of the Mill. At this point the Town Administrator stated that a
 - 56 legal opinion for the case had been received late afternoon. She distributed copies of the
 - 57 opinion.

58

59 Chairman Thackston asked ZBA Chairman Steve Obert to present the requested budget 2023

60 for the commission. The budget remains the same by \$1.00 for the upcoming year. **MOTION**

61 to accept the budget and approve moving forward to the Budget Committee presentation on

62 October 17, Selectman Hopkins, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

63 Chairman Thackston discussed upcoming budget items (2023) in regard to painting Town Hall

64 and repair to the Town Hall foundation.

65 Chairman Thackston also reminded property owners that 2023 is a revaluation year in town.

66

67 Chairman Thackston requested the Board enter a Non-Public Session under NH RSA 91-A:3, II

68 (l) to discuss the legal opinion received.

69

70 **MOTION** to enter Non-Public Session under NH RSA 91-A:3, II (l), Selectman Hopkins,

71 **SECOND** by Selectman Chasse. **Roll Call Vote: Thackston, Yes; Hopkins, Yes;**

72 **Chasse, Yes.**

73

74 *The Board of Selectmen entered Non-Public Session at 6:43 p.m.*

75

76 **MOTION** to exit Non-Public Session under RSA 91-A:3, II (l), Selectman Hopkins, **SECOND**

77 by Selectman Chasse. **Roll Call Vote: Thackston, Yes; Hopkins, Yes; Chasse, Yes.**

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79 *The Board of Selectmen exited Non-Public Session at 7:01 p.m.*

80

81 During the Non-Public Session the Board discussed an opinion from Town Counsel.

82

83 **3. PUBLIC COMMENT:** From Facebook, LiveStream, Tristan Hopkins voiced his opinion in

84 favor of Business Registrations.

85

86 Kyle Smith, presenter of the Conservation Commission and Planning Board 2023 Budget Requests,

87 had not arrived. The Board addressed Agenda Item #5, NEW BUSINESS.

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- 92 **5. NEW BUSINESS:**
 93 A. Driveway Permit, M18, L82 application was reviewed. The driveway is being rebuilt to
 94 remove impact to abutters. **MOTION** to approve the application, as submitted, Selectman
 95 Hopkins, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**
 96 B. EPA Administrative Order was covered earlier in the meeting.
 97 C. THS Check Request for advertising in the Monadnock Shopper. **MOTION** to approve the
 98 check issue, Selectman Hopkins, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**
 99

- 100 **6. OLD BUSINESS:**
 101 A. Argent Franchise Agreement – This agreement was submitted for approval at the September
 102 15, 2022 meeting. The Board had questions. The representative from Argent, in response to
 103 e-mail questions replied the agreement is required and overseen by the FCC. There are less
 104 than 100 subscribers in town. **MOTION** to approve and sign the agreement, as submitted,
 105 Selectman Hopkins, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**
 106

- 107 **7. BOARD CORRESPONDENCE:**
 108 A. Cheshire County tax invoice has been received by the Town. The amount of the invoice is
 109 \$542,379.00 just slightly under the amount due in 2021. The bill is due payable on or
 110 before December 19, 2022.
 111

- 112 **8. CONSENT AGENDA:**
 113 A. Recent Manifests –

W/E Date	Check Date	Total	Notes
9/18/2022	9/26/2022	\$ 13,936.26	
9/25/2022	10/3/2022	\$ 15,868.46	
10/2/2022	10/7/2022	\$ 13,768.77	
NA	9/22/2022	\$ 22,203.25	INCLUDES HEALTH TRUST PMT \$15,853.78
NA	9/29/2022	\$ 308,087.11	INCLUDES SEPT. MRSD PMT \$291,362.33 & NHRS PMT (ACH) \$12,724.57
NA	10/6/2022	\$ 157,893.10	INCLUDES PMT FOR SOUTH MAIN ST PAVING TO BDM SWEEPER SVC \$144,513.10
NA	10/6/2022	\$ 54.00	
NA	10/6/2022	\$ 50.00	
NA	10/6/2022	\$ 1,143.12	

****LAST THREE MANIFESTS ARE PAYMENTS TO TREASURER STATE OF NH - SEPARATE CHECKS ARE NECESSARY, BMSI CANNOT ACCOMMODATE.***

- 114 **MOTION** to approve payment of manifests presented, Selectman Hopkins, **SECOND** by
 115 Selectman Chasse. **VOTES: 3-0-0.**
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- 121 B. Previous Meeting Minutes –
- 122 1. **MOTION** to approve the minutes of the September 15, 2022 Board of Selectmen
- 123 meeting, as written, Selectman Hopkins, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**
- 124
- 125 2. **MOTION** to approve the minutes of the September 15, 2022 Board of Selectmen
- 126 meeting, Non-Public Session, as written, Selectman Hopkins, **SECOND** by Selectman
- 127 Chasse. **VOTES: 3-0-0.**
- 128
- 129 4. **2023 BUDGET REQUESTS:** Kyle Smith arrived to address the budgets for the Conservation
- 130 Commission and the Planning Board.
- 131 A. Conservation Commission – Mr. Smith reported no changes to this budget request from
- 132 what was requested for 2022. **MOTION** to accept the budget and approve moving forward
- 133 to the Budget Committee presentation on October 17, Selectman Hopkins, **SECOND** by
- 134 Selectman Chasse. **VOTES: 3-0-0.**
- 135 B. Planning Board - Mr. Smith reported some changes to this budget request from what was
- 136 requested in 2022. There is a \$50 increase to line item 230 for postage, a \$1 increase to line
- 137 item 530 for legal expenses, and a \$50 decrease to line item 821 for travel reimbursement.
- 138 **MOTION** to accept the budget and approve moving forward to the Budget Committee
- 139 presentation on October 17, Selectman Hopkins, **SECOND** by Selectman Chasse.
- 140 **VOTES: 3-0-0.**
- 141
- 142 9. **ADMINISTRATOR REPORT:** Administrator Guild reported the RSVPs received in
- 143 response to the Candidates’ Forum invitation.
- 144 A request for permission to land a helicopter in the ball field on Marlborough Road was
- 145 received from JBI Helicopters. The company was hired by JCR to do line work for
- 146 Eversource. **MOTION** to approve the request, Selectman Hopkins, **SECOND** by
- 147 Selectman Chasse. **VOTES: 3-0-0.** Adam Hopkins, from Facebook LiveStream stated the
- 148 ball field is under the jurisdiction of the Cemetery Commission. Administrator Guild will
- 149 reach out to Ms. Lepisto, Chair of the Cemetery Commission to discuss.
- 150 The 2016 Dodge cruiser is in need of a major repair, total cost total is \$7,939.95. There was
- 151 no funding from the budget for this issue. The Board discussed and determined that the
- 152 money to repair the vehicle should be taken from another line.
- 153 Selectman Chasse and Town Administrator Guild spoke to the site walk of the abandoned
- 154 property off of Morse Street with the EPA representatives and NH DES representative. A
- 155 phone meeting is scheduled for October 14, 2022.
- 156 Selectman Chasse noted the TTN article should review how the public can access the
- 157 LiveStream of meetings.
- 158 Selectman Hopkins reported on the recent flyer distributed at Troy Elementary School on
- 159 proposed renovations. *A copy of the flyer is attached to these minutes.*
- 160
- 161 10. **NEXT MEETING:** October 20, 2022
- 162
- 163 11. **NON-PUBLIC SESSION, under NH RSA 91-A:3, II:** Not needed.
- 164
- 165 **MOTION** to adjourn the meeting Selectman Hopkins, **SECOND** by Selectman Chasse.
- 166 **VOTES: 3-0-0.**
- 167

168 *The Board of Selectmen meeting adjourned at 7:40 p.m.*

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170 **TROY SELECT BOARD:**

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Mary Guild

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Mary Guild, Town Administrator

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Richard Thackston

Richard Thackston, Chairman

Curtis Hopkins

Curtis Hopkins

TJ Chasse

TJ Chasse

Planning Board Meeting Minutes
For November 1, 2006

Members Present: Chairman Steve Sawyer, Francis Fournier, Herb Drugg, John Satas, Gus McLeavy and Bill Rogers.

Select Board Member Present: Aaron Patt.

SWRPC: Matt Monahan and Natalie Shafiroff

Alternates Present: Douglas Lyman and Marci Conant.

Members of the Public: George Tremblay 425 Monadnock St. Troy, John Callahan 211 South Main St. Troy, Rob Hitchcock SVE Associates, John Noonan SVE Associates, Donald Upton TRG, Ralph Wentworth TRG, Paul Longworthy Nationwide Construction, Dorrie Upton 1024 Mountain Rd. Troy.

Tonight's meeting opened at 7:00 PM.

The minutes of the previous meeting were read and Aaron Patt made a motion to accept the minutes as amended. John Satas seconded the motion.

Aaron Patt raised the issue of whether a letter could be included with each application when an applicant comes to the Planning Board to explain what is needed for approval of an application.

The Public Hearing for Troy Mills TRG was reopened at 7:31 PM. Troy Mills had a conditional acceptance of their plans. Steve Sawyer met with Matt Monahan about all the items that needed to be addressed. These had been met for completion of the application. Rob Hitchcock of Noonan Associates spoke on the Troy Mills Plans. The deck in question has been removed from the plans. He presented updated plans with detailed areas. Bob Hanson also spoke on these plans. Items discussed were the parking areas, lighting, retail spaces and the design in general. The lighting will be shoebox style lights to minimize the glow. There will be an approximately 250 ft. wetlands encroachment. The permit for this will be applied for at a later date. The polluted area near the wetlands will be paved for parking. The pollution there is mostly construction debris. There is no chemical pollution. The curb cuts and driveway permit requests have been submitted to the DOT. The sign permits will be applied for at a later date. The landscaping plans call for trees indigenous to New England. The sluiceway is designed to handle a 200-year flood. The dam will be properly maintained by the owners. The conditional use permit was then addressed. No abutters were present. The conditional use permit was read.

~~UPDA~~ ~~A PROVISION~~ ~~added WAT~~

There was a discussion on one of the Conditional Uses (#2) with comments after each point. This states: ~~Forestry and tree farming~~, including the construction of access roads for said purpose, subject to the following conditions:

- a) The proposed construction is essential to the productive use of land not within the Water Resources Protection District. Aaron Patt agreed with this point, Francis Fournier had a question on permits, Herb Drugg and Bill Rogers agreed with this point. Aaron Patt made a motion in favor of the applicant, Herb Drugg seconded and the vote was unanimous.
- b) Design, construction and maintenance methods will be such as to minimize detrimental impact upon the wetlands and will include restoration of the site as nearly as possible to its original grade and condition. Aaron Patt made a motion in favor of the applicant, John Satas seconded and the vote was unanimous.
- c) No reasonable alternative exists which would avoid wetlands alteration or lessen impacts. Aaron Patt made a motion in favor of the applicant, John Satas seconded and the vote was unanimous.
- d) The design and construction of the proposed use will, to the extent possible, be consistent with the purpose and intent of this ordinance. Aaron Patt made a motion in favor of the applicant, Herb Drugg seconded and the vote was unanimous.
- e) The proposed use will not create a hazard to individual or public health, safety or welfare and will not diminish the wetlands values identified in this ordinance. Aaron Patt made a motion in favor of the applicant, Francis Fournier seconded and the vote was unanimous.

All items were found in favor of the applicant.

The motion was made to accept the conditional use permit. The vote to accept was unanimous. A roll call vote was taken. ~~Francis Fournier~~-yes, Steve Sawyer-yes, John Satas-yes, Gus McLeavy-yes, Aaron Patt-yes and Bill Rogers-yes. *items yes*

A discussion was opened on outstanding items. John Satas asked about easements.

Bob Hanson complimented the Planning Board on the handling of the application. Public comment was closed at 8:54 PM.

Discussion was opened on conditional approval items.

Item B.2 – Aaron Patt made a motion to strike this item, Francis Fournier seconded and the vote was unanimous.

Item B.4 – John Satas made a motion that it is deemed complete, Aaron Patt seconded and the vote was unanimous.

Item B.5 – The needed items were provided on the necessary date (October 20, 2006). Aaron Patt made a motion to accept, Herb Drugg seconded and the vote was unanimous.

10. Item A – “As a condition of approval, the planning board shall require the posting of a performance guarantee in an amount sufficient to defray costs of construction of streets and/or public utilities”. This was waived because no construction of streets or public utilities will be contemplated.

Item H – Aaron Patt made a motion to waive this item, Francis Fournier seconded and the vote was unanimous.

#12 Item C – This was addressed on October 20, 2006 and it was deemed complete.

There was a discussion of the updated plans for the Troy Mills Project. Concerning the abutters, "An area to be conveyed to the abutter, typically this is done, will be done with a separate lotline adjustment in the future". Steve Sawyer added it was not part of this plan, but will be added in the future. Steve Sawyer made a motion to accept the language as presented with a separate lotline adjustment application at a future date. Aaron Patt seconded and the vote was unanimous. There was no further discussion. Steve Sawyer made a motion to accept the site plan application with conditions. The conditions are stated in #6 Item B.1 in the Planning Board minutes of November 1, 2006. Herb Drugg seconded and the vote was unanimous. A roll call vote was taken – Steve Sawyer-yes, Francis Fournier-yes, Aaron Patt-yes, Gus McLeavy-yes, John Satas-yes and Bill Rogers-yes. *Herb Yes*

Ralph Wentworth spoke on the Industrial Development Authority. Herb Drugg read the definition of the Industrial Development Authority. Discussion on the Industrial Development Authority followed. Aaron Patt made a motion to accept the language proposed by Ralph Wentworth on 9/5/06, Francis Fournier seconded and the vote was unanimous.

There was a discussion on the letter from Silas Little concerning the Randall Blodgett 3 lot subdivision. *BACKLOTS, DEF*

The meeting was closed at 10:00 PM.

The next meeting will be November 15, 2006.

Respectfully submitted,

Brenda Lyman
Planning Board Clerk

What You Should Know

First, prepare to vote.

Second, be informed: attend school board meetings, and find more information at MRSDproject.com.

Finally, tell your friends and family where to find these materials.

Scan to learn about plans in our other schools



Have a question about the project?

Contact your local School Board rep or visit the "contact us" link on the project website.

The Timeline



MONADNOCK REGIONAL SCHOOL DISTRICT

Elementary Schools Facility Plan

Fall 2022

The Plan:

- Renovate Troy School
- Renovate Emerson School
- Renovate Gilsum STEAM Academy
- Expand Mt. Caesar, Consolidate Cutler School

MRSDproject.com

Main Project Overview

In March 2021, the district voted for the School Board to develop architectural plans and quotes to renovate and consolidate our elementary schools.

Each school is in significant need of updates. In the past 10 years, the district has voted to renovate most of Mt. Caesar, but our other schools have not been updated in as many as 80 years.

Currently, our schools have almost 50 backlogged projects — which would take almost 20 years to complete if the district continues its approach of focusing on just a few projects each year.

The architectural design for each school is now complete, and the district hopes to complete the entire backlog at once with the proposed plan.

A Holistic Approach

Problems with current approach (Year-to-year repairs)

When projects are delayed, they suffer inflation-related cost increases.

Some schools would need to wait as many as 15 years before repairs begin.

As time goes on and buildings wear down, additional capital improvement needs arise.

All together this creates a never-ending cycle of rising costs.

Solution:

Leverage the State's building aid program, which is only available for large-scale projects. The State could fund up to 55% of the project.

The district would finance the remainder of the loan with a bond, similar to a mortgage. But, unlike a mortgage the amount paid back decreases each year. This creates a more predictable tax rate for the life of the loan and will reduce taxes in the long run.

Renovating Troy School

Constructed in 1895, Troy is our second oldest school. An addition built in the 1950s created an unusual layout with a series of ramps and stairs, which contributed to accessibility problems.

While the school has great historic and cultural value, it has significant needs.

Problems at Troy

Unsecure main entrance that does not meet Homeland Security Code/main office in the back of the building

Handicap accessibility problems

Exit stairs do not meet current egress requirements

Student restrooms are only in the basement

Boilers are located on the interior of the building with no exterior access

Mechanical, electrical, heating and cooling systems in poor condition

Undersized kitchen and classrooms

Proposed Solution

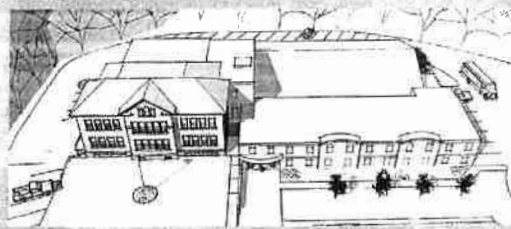
Demolish one-story wing with office to build a two-story addition. Build a new secure main entrance and new administrative office

Build a new stair tower that will include an elevator and restroom on every level

Move boilers to below stage. These former educational spaces will move to new addition

Update systems. Insulate exterior walls. Install new windows

New addition will include a new properly sized kitchen and new larger classrooms



Benefits

- ✓ Students and staff with disabilities will have equal access to all rooms
- ✓ A cleaner and more open learning environment with more space
- ✓ Less disruption throughout the day thanks to the new and secure entrance
- ✓ Updated heating and cooling systems will lower associated costs long-term. This also means an improved environment: less shivering/sweating = more learning!