



**Town of Troy
Planning Board Meeting Minutes
Wednesday October 16, 2024**

Members Present:

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

Members Absent:

Matthew Meacham

Planning Board Clerk:

Elizabeth Watson

Public Present:

Megan Conversano (Zoom), Jack Beal, Dan Borowski, Fieldstone Consultants, Jed Paquin, Paquin Land Surveying.

1 Call to Order

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

3 Chairman Smith read the Town of Troy Legal/Public Notice

4 Notice is hereby given in accordance with RSA 676:4 and 675:7 that at its regular
5 meeting beginning at 7:00 P.M. on Wednesday, October 16, 2024 at the Town Hall, 16
6 Central Square, Troy, NH, the Planning Board will act on the following applications: (1)
7 Fur Dynasty, LLC for a two-lot subdivision on North Main Street, Tax Map 20, Lot 32A
8 in the Highway Business and Rural District; (2) Jordan Beal for a Lot Line Adjustment at
9 82 Tolman Road, Tax Map 24-1A-1 & 24-2 in the Rural District; and (3) Jack Beal &
10 Sharen Guillet-Beal for a two-lot subdivision at 82 Tolman Road, Tax Map 24-2 in the
11 Rural District. Should the Planning Board vote to accept an application as complete, it
12 will either move into public hearing on the merits of the proposal or schedule a time and
13 date certain for the public hearing. Applications will stay on the Board's agenda until is
14 either approved or disapproved. All materials related to the applications are available at
15 the Town Hall during regular business hours. Anyone needing assistance to attend this
16 meeting should contact the Selectmen's Office one week prior to the scheduled meeting.
17 For any questions or assistance, please contact Elizabeth Watson, Administrative
18 Assistant by phone at 603-242-7722 or by email at ewatson@troy-nh.us

19 **Fur Dynasty Application for Subdivision**

20 The Planning Board reviewed the Staff Report, Fur Dynasty Application for Subdivision,
21 submitted by Carole Ogilvie and reviewed the Application for Subdivision of Land and the
22 Subdivision Checklist.

23 **MOTION**: To accept the Subdivision Application Map 20, Lot 32a, as completed by Mr.
24 Underwood. **SECOND**: Mr. Leclerc. Motion passed, 5-0-0.

25 Mr. Paquin, Paquin Lany Surveying, presented information on the subdivision application. He
26 explained that the application is subdivide a commercial lot of 2.02 from the existing lot.

27 Chairman Smith opened Public Hearing, 7:33 pm:

28 Ms. Conversano asked for information about possible future commercial development on the lot.
29 Mr. Paquin responded that future commercial development would require a Site Plan Application
30 and that his client plans to sell it as a vacant lot. Chairman Smith responded that the lot is in the
31 highway business district. Permitted uses in that district are any use authorized in the village
32 district, residential, restaurants and other eating establishments, wholesaler retail establishments,
33 commercial amusement establishments, motels, automotive sales, service, parts, and repair
34 facilities, sales and service of farm and garden supplies and equipment, greenhouses, plant
35 nurseries, self-storage facilities, or any uses accessory to uses above.

36 Chairman Smith closed the Public Hearing at 7:40 pm.

37 The Planning Board deliberated on the application and identified five conditions of approval: a
38 well release form, easement for access, cottage not considered a dwelling, NHDES subdivision
39 approval, and NHDOT driveway permits:

40 **MOTION** to approve subdivision with five conditions that were mentioned including notes 8,
41 11, and 12 on the Plan, language about the new easement between proposed lot and the southeast
42 corner of the existing lot, and a note defining restrictions on the cottage, by Mr. Underwood.

43 **SECOND**, Mr. Leclerc. Motion passed 5-0-0.

44 **Beal Application for Lot Line Adjustment and Subdivision.**

45 The Planning Board reviewed the Staff Report, Beal Application for Lot Line Adjustment and
46 Subdivision submitted by Carole Ogilvie and reviewed the Application for Lot Line Adjustment
47 and the Subdivision checklist.

48 **MOTION** to accept the application as complete, Chairman Smith. **SECOND**, Mr. Leclerc.
49 Motion passed 5-0-0.

50 Mr. Borowski, Fieldstone Consultants, presented information on the Lot Line Adjustment
51 Application. Mr. Borowski explained that the lot line adjustment between lots 24-2 and 24 1A-1
52 removes a 21-acre parcel from lot 24-2 and adds it to lot 24 1A-1.

53 Chairman Smith opened the Public Hearing and 8:03.

54 Selectman Thackston commented that it was a good idea.

55 Chairman Smith closed the Public Hearing at 8:04.

56 **MOTION**: To approve the lot line adjustment by Chairman Smith. **SECOND**: Mr. Leclerc.
57 Motion passed 5-0-0.

58 **Tolman Road Subdivision**

59 The Planning Board reviewed the Application Checklist.

60 **MOTION**: to accept the application as by Chairman Smith. **SECOND**: Selectmen Hopkins.
61 Motion passed 5-0-0.

62 Mr. Borowski, Fieldstone Consultants, presented information on the Lot Line Adjustment
63 Application. He explained that the application was for a two-lot subdivision of the newly revised
64 lot 24-2 into two lots of 29 acres and 15 and one-half acres; subdividing off the existing house and
65 driveway and proposing a new driveway to connect to the existing garage.

66 Chairman Smith opened the Public Hearing and 8:20 p.m.

67 Selectman Thackston commented that it seems very reasonable, and it is in keeping with the
68 neighborhood.

69 Chairman Smith closed the Public Hearing at 8:21 p.m.

70 **MOTION** to approve the subdivision, Selectman Hopkins. **SECOND**, Mr. Meacham, Motion
71 passed, 5-0-0.

72 **New Business**

73 The Planning Board reviewed the September 25, 2024 meeting minutes.

74 **MOTION**. To amend and approved the minutes, changing the date on line 7 to 2024; ending line
75 33 at 2024; and changing line 50 from 'Notice of Decision' to 'Application', Selectman Hopkins.
76 **SECOND**, Chairman Smith. Motion passed 4-0-1.

77 **Correspondence.**

78 A letter was received from NHDES indicating that they received the Bigelow Hill Solar project
79 Alteration of Terrain Permit and Wetlands Permit applications.

80 The '2025 Zoning Amendment Calendar Traditional March Town Meeting' was received from
81 the NH Department of Business and Economic Affairs.

82 The SWRPC Highlights newsletter was received.

83 An email was received from Carol Ogilvie informing the Planning Board that Sarah Marchant
84 was available to talk to the Board about manufactured housing on either November 20th or
85 December 4th.

86 **Other Business**

87 Mr. Underwood informed the Planning Board of the 9 to 3:15 Saturday Nov 16th, SNHU
88 Manchester, 2024 Municipal Land Use Law Conference. There is a NHMA member registration
89 fee of \$115.

90 The Planning Board budget was discussed, and the following amounts were proposed: Seminar
91 increased to \$450, Travel increased to \$225, Community Outreach decreased to \$700, and
92 Postage decreased to \$800.

93 Mr. Leclerc will post the Troy SWRPC Commissioner open position and the Planning Board
94 open position on Facebook.

95 Chairman Smith informed the Board that the Select Board is creating flow chart of the Town's
96 application processes. The Planning Board will contribute to the design.

97 Selectman Hopkins provided a Select Board update.

98 Mr. Leclerc provided a Water and Sewer Commission update.

99 Mr. Meacham provided a Zoning Board of Adjustment update.

100 Next meeting, November 6, 2024

101 **Adjourn**

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

Respectfully Submitted by
Jack Gettens
Planning Board Secretary