



**Town of Troy
Planning Board Meeting Minutes
Wednesday November 6, 2024**

Members Present:

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

Planning Board Clerk:

Elizabeth Watson

Public Present:

Eric Farris

1 **Call to Order**

2 Chairman Smith called the meeting to order at 7:06 p.m.

3 **Correspondence**

4 An email was received from Carol Ogilvie informing the Planning Board that Sarah Marchant,
5 New Hampshire Community Loan Fund, was available to talk about manufactured housing on
6 either November 20th or December 4th. The Planning Board decided to meet with Ms.
7 Marchant. Mr. Gettens will follow up with Ms. Ogilvie who will coordinate with Ms. Marchant.

8 Ms. Kim Cassidy and Mr. Eric Farris contacted the Planning Board to express their interest in the
9 open Planning Board positions.

10 **New Business**

11 The Planning Board discussed the process for filling the vacant Planning Board position and the
12 four alternate positions. Selectman Hopkins described the Selectman's process of sequentially
13 offering the vacant position to candidates on the prior election ballot who were not elected, that
14 the Planning Board did not follow that process, that the position has not been filled, that he
15 supports Mr. Farris filling the vacancy for the remainder of the term, and that the voters will
16 determine who will fill the position for the next term starting in March. Chairman Smith
17 suggested that the Board nominate Mr. Farris and Ms. Cassidy for alternate positions.

18 **MOTION** to nominate Mr. Farris to the vacant position on the Planning Board, Selectman
19 Hopkins. **SECOND**, Mr. Meacham.

20 The Planning Board discussed the motion. Mr. Gettens suggested that we also consider Ms.
21 Cassidy or wait to fill the vacancy until the March election. Selectman Hopkins indicated that it
22 was better to fill the position now so that the person could gain experience and contribute to the

23 current work of the Board. Mr. Leclerc noted that Mr. Farris has active litigation against the
24 town and he doesn't know if it would be in our best interest to appoint him. Selectman Hopkins
25 noted that other Board members are also involved in the litigation. Chairman Smith suggested
26 that the motion be amended to make the appointment subject to an opinion from Town Counsel
27 relative to the litigation. Mr. Leclerc noted that Mr. Farris has not provided the Planning Board
28 with a signed copy of the Mill Project site plan, as required. Mr. Farris responded that he was
29 never in possession of that site plan, that the plan is not available from the town, and that he has
30 a draft that is essentially the same plan.

31 **MOTION** to nominate Mr. Farris to Richard Thackson's former Planning Board position subject
32 to an opinion from Town Counsel relative to possible conflicts. **SECOND**, Mr. Meacham.
33 Motion failed, 2-3-1.

34 **Correspondence.**

35 An email was received by Mr. Matthew Tuller asking for information about what types of
36 residential homes are allowed on Map 29, lot 1-1, 1-2. Mr. Underwood will respond to Mr.
37 Tuller by email.

38 **New Business**

39 The Planning Board reviewed potential zoning amendments drafted by Ms. Ogilvie. There were
40 four potential zoning amendments. Amendment #1 amends Article XII, F Solar Energy Systems
41 and includes potential changes to access road standards, security barrier set back requirements,
42 and waiver criteria. Amendment #2 deletes and renumbers definitions in Article XXI related to
43 the Solar Ordinance because they are redundant. Amendment #3 amends the Floodplain
44 Development Ordinance by updating several definitions and clarifying the permitting process in
45 order to be compliant with federal requirements. Amendment #4 amends Section VI of the
46 Manufactured Housing Ordinance to comply with recent state legislation that requires
47 "reasonable and realistic opportunities" for expansion of existing manufactured housing parks.

48 The Planning Board worked on a draft flow chart of the application steps for land use
49 development, for example, building permits, site plans, conditional use permits, etc.

50 Mr. Leclerc will post the SWRPC Commissioner opportunity on Facebook.

51 Selectman Hopkins provided a Select Board update.

52 Next Meeting Nov 20th

53 **Adjourn**

54 Chairman Smith adjourned the meeting at 9:12 p.m.

Respectfully Submitted by
Jack Gettens

Planning Board Secretary