



**Town of Troy
Planning Board Meeting Minutes
Wednesday February 2, 2022**

Members Present:

Steve Sawyer (Chair), Kyle Smith (Vice Chair) Matthew Meacham, Henry Underwood (Secretary), Tristan Hopkins (via Zoom), Curtis Hopkins (Select Board Representative)

Others Present:

Carol Ogilvie (Consultant) (via Zoom), Eric Farris (Owner of Troy Mills), Annie Thackston, Dick Thackson.

1 **1. Call to order**

2 Chairman Sawyer called the meeting to order at **7:04 p.m.**

3 **2. Correspondence**

4 SWRPC Winter Commission Meeting: Promoting the Monadnock Region Initiative.

5 **3. New Business**

6 **MOTION** to approve last meetings minutes, Mr. Underwood, **SECOND** by Chairman Sawyer.

7 All voted in favor.

8 Mr. Farris presented proposed plans for the Troy Mills and provided an oversite drawing of the
9 site. The Cape Office building is the most workable out of the entire mill although it is still in
10 awful condition. The Mill needs, a new roof, 7,058 new windows must be installed in the whole
11 mill, among other things. Mr. Farris is collaborating with Eversource to restore power to the mill.
12 Renewable power options were suggested such as the possibility of solar panels, and solar water
13 heating. Mr. Farris' plans are to create residential living and some possible commercial use units.
14 All of the units will be facing the courtyard or Monadnock street, with parking on site and across
15 the street. The potential demographic is young adults, couples, and older people.

16 Chairman Sawyer asked if Mr. Farris was thinking about 180 units? Mr. Farris said he was asking
17 for 170. The renovation for the whole mill will take about three to five years over all with no major
18 road bumps, until then Mr. Farris will be looking for commercial tenants. Commercial renters have
19 charge of use and must present to planning board about individual unit changes. Mr. Farris plans
20 to have some occupancy in parts of the mill by next winter.

21 Mr. Thackston stated that the mill had liability insurance when it was owned by Troy
22 Redevelopment Group. Mr. Farris said he can get liability insurance on the land but cannot get
23 coverage for the structure as of right now.

24 Mr. Curtis Hopkins proposed a roller-skating area, suggesting that it would help the community.
25 Mr. Farris said it will be considered.
26 Ms. Thackston liked the idea of roller skating.

27 Chairman Sawyer asked for architectural plans.

28 Ms. Ogilvie stated that it is a requirement to supply a site plan review regulations and suggested
29 that somebody from the planning board should go through all the regulations and the list of
30 requirements.

31 Mr. Farris read out the list of requirements according to the Towns Site Plan Review Application
32 Checklist.

33 Discussion about possible additional requirements was had.

34 Chairman Sawyer stated that if all requirements are met, there may be no limit to the number of
35 units in the mill. He asked that if there are any changes in plans that the Planning Board and The
36 Board of Selectmen be involved.

37 The simple approach to phase one for the renovation of the mill would be for the Planning Board
38 to approve a site plan that shows which building is residential. The number of units in the mill will
39 be unspecific.

40 **4. Old Business**

41 Mr. Richard HKS Thackston could not make it this meeting for live stream

42 **5. Selectmen's Updates**

43 Mr. Hopkins and Mr. Smith walked through Troy Mills.

44 Mr. Hopkins read updates for the Community Center

45 February 5, 2022, Community Breakfast at Recreation Center.

46 February 5, 2022, Voting on school Budget at Monadnock Regional High School. There will be no
47 remote access.

48 February 13, 2022, Pokémon Day at Community Center.

49 February 19, 2022, Community Dinner at Community Center.

50 Chairman Sawyer mentioned the ice and snow on School Street sidewalks.

51 Before the next meeting the Planning Board members will need to review the Mill District
52 regulations, the Planning Board will need to be able to answer public inquiries.

53 Mr. Dick Thackston asked what the changes in town zoning are? What are the prohibitions on
54 drive throughs? Chairman Sawyer answered by saying banks and pharmacies are allowed.
55 Mr. Hopkins read the list of proposed zoning ordinance amendments, from the Town of Troy
56 Warrant Articles.

57 **Article 2 - Are you in favor of Amendment #1 as proposed by the Planning Board for the**
58 **Troy Zoning Ordinance as follows?**

59 To amend Article V – Village District, Article IX – Highway Business District, and Article X – Light Industrial
60 District, by adding language that states: In order to encourage mixed use development, more than one
61 principal use on a lot or in a building is permitted.

62 YES NO

63 _____

64 **Article 3 - Are you in favor of Amendment #2 as proposed by the Planning Board for the**
65 **Troy Zoning Ordinance as follows?**

66 To amend Article V – Village District by adding Brew Pubs as a permitted use.

67 YES NO

68 _____

69 **Article 4 - Are you in favor of Amendment #3 as proposed by the Planning Board for the**
70 **Troy Zoning Ordinance as follows?**

71 To change all references in the Zoning Ordinance to “Accessory Apartments” to “Accessory Dwelling
72 Units” to be consistent with state law and with an existing definition in the Ordinance.

73 YES NO

74 _____

75 **Article 5 - Are you in favor of Amendment #4 as proposed by the Planning Board for the**
76 **Troy Zoning Ordinance as follows?**

77 To add the following definition to Article XXI:

78 Brew Pub – An establishment selling beer for on-site consumption, that may or may not be brewed on the
79 premises, and that may also serve food.

80 YES NO

81 _____

82 **Article 6 - Are you in favor of Amendment #5 as proposed by the Planning Board for the**
83 **Troy Zoning Ordinance as follows?**

84 To add the following definition to Article XXI:

85 Lot, Vacant – A legal lot of record that has not been developed for a principal use permitted in the district.

86 YES NO

87 _____

88 **Article 7 - Are you in favor of Amendment #6 as proposed by the Planning Board for the**
89 **Troy Zoning Ordinance as follows:**

90 To amend Article XI – Mill District, by removing the language from the Permitted Uses for
91 apartments & condominiums that states “intended primarily for age-restricted housing under the
92 provisions of RSA 354-A:15.”?

93 YES NO

94 Discussion about the Troy Mills and possible renewable energy utilization was had.

95 **MOTION** to adjourn the meeting, Chairman Sawyer, **SECOND** by Mr. Hopkins.

96 All members of the board voted in favor of the motion.

97 The meeting adjourned at 9:22 p.m.

Respectfully Submitted By,
Elizabeth Berry,
Administrative Assistant.