

Town of Troy
PUBLIC NOTICE

Notice is hereby given in accordance with RSA 675:7 that the Planning Board will hold a public hearing on proposed amendments to the Zoning Ordinance and the Site Plan Review Regulations on Wednesday, December 7, 2022 at its regular meeting beginning at 7:30 P.M. at the Troy Town Hall, as follows:

#1: To add a new Paragraph G. to Article XII – Supplemental Provisions, that would allow Campgrounds as a permitted use in the Mountain and Rural Districts, and by Conditional Use Permit in all other zoning districts, subject to certain criteria regarding lot size and setbacks, and standards set forth in the Site Plan Review Regulations.

#2: To amend Article XXI – Definitions, by adding the following definitions:

Campground: Means a parcel of land used for recreational camping on which campsites are occupied for temporary use for recreational dwelling purposes only, and not for permanent residency.

Campsite: Means an area within a campground designated for the placement of a tent, recreational vehicle (as defined by RSA 216-I, VIII), or cabin for the overnight use of guests.

#3: To amend Article III, Paragraph I to allow manufactured housing on individual lots in existing Manufactured Housing Parks; or subdivisions or condominiums created specifically for manufactured housing in the Rural District.

#4: To amend Article XXI – Definitions, as follows: “Lot of Record – Land designated as a separate and distinct parcel in a legally recorded deed ~~and plan~~ filed in the records of Cheshire County Registry of Deeds in Keene, New Hampshire.”

#5: To amend Article V. D. by removing the requirement for a visual buffer within the front setback for non-residential uses.

#6: To amend Article XI – Mill District, as follows:

D. Performance Standards. The following standards are intended to address aesthetic issues, as well as off-site impacts associated with the redevelopment of the site. ~~Any proposed use in the Mill District must first obtain site plan approval from the Planning Board, subject to the Town’s Site Plan Review Regulations.~~

#7: To amend the Troy Site Plan Review Regulations as follows:

- To respond to new state law dealing with the timing of applications, need for written decisions, and applicant’s options if the Board fails to act;
- To include the disturbance of 20,000 square feet of land area in activities that are subject to site plan review;
- To require Notes to be provided on a site plan that provide information about the proposal; and
- To include a new section under Section XIII – General Standards for Campgrounds.

A full copy of the proposed amendments is available for review at the Town Hall during regular business hours.

Per order of Kyle Smith, Chair
Troy Planning Board