

Surry Planning Board
1 Village Road
Surry, NH 03431

Minutes: September 25, 2024

Present: Matt Goodwin, Eva Morel, Ron Profaizer, Laura Barrett

7:05 PM

The minutes of the August meeting were approved. (Matt, Ron)

An extra map of The Tree Agents, LLC / Jacob Bramel proposed subdivision was shared with the Fire Department. The Fire Department will be consulted for this major subdivision.

Mail: A brochure regarding the Complete Streets program offered by SWRPC was received.

Ron discussed and shared a printout from the Business and Economic Affairs seminar regarding planning and zoning law changes for 2024.

Matt updated the board on the Master Plan Steering Committee progress. Survey questions have been formulated and reviewed and will be tested at the October 8 meeting of that committee.

Russ Huntley from Huntley Survey & Design presented a preliminary plan for a 2-lot subdivision and lot line adjustment on property of Mark and Kathy Gross and Robert and Linda Bergeron. The purpose of the plan is to divide land burdened by a flowage easement held by the U.S. Army Corps of Engineers from other acreage that may be used as a building lot and to change a lot line that currently runs through a barn. The intent, at this time, is that the 2 subdivided lots will be held by the same owner. We will schedule a public hearing for the October 23rd meeting.

Bruce Smith wanted to discuss prior statements made by the planning board that if a subdivision request meets all the criteria of our ordinance that it must be approved. He pointed out that the Surry Subdivision Regulations Section IV, C states: "The Board may provide against such scattered or premature subdivision of land as would involve danger or injury of health, safety, or prosperity by reason of lack of water supply, sewage disposal, drainage, transportation, schools, fire protection, or other public services which necessitate the excessive expenditure of public funds for the supply of such services." This mirrors language in RSA 674:36, II a. Thus, subdivision applications that meet other criteria laid out in the regulation may fail if there is evidence that they fall into the premature subdivision category.

Matt brought forward his application for a driveway permit for a driveway to access a proposed barn on the back of his property which cannot be accessed by his current driveway. It was reviewed and recommended without comment and will be sent to the Conservation Commission. (Laura, Ron)

Meeting Adjourned 8:43 PM

Laura Barrett
Secretary