

Surry Planning Board  
1 Village Road  
Surry, NH

Minutes: June 25, 2025

Present: Matt Goodwin, Ron Profaizer, Laryssa Hiller, Laura Barrett

7:04

Minutes of the May meeting were approved. (Ron, Laura)

Katharine Richardson appeared with a request to merge the two lots of her property that were subdivided years ago to accommodate an apartment in the garage. The apartment may now be considered an ADU. She will measure the living space and come back before the board. In the mean time the board will produce a recordable form for voluntary mergers.

The board received a driveway permit application from Sarah Cushing and Brantley Palmer for property on Cider Mill Drive. No checklist was submitted with the application. The application was returned for completion.

David Bergeron has been discussing the driveway to the two lots owned by Mark MacKenzie, which have frontage on the Old Walpole Road, with the Selectmen. The plan is to have the access to those lots from the existing driveway/private road known as Valley View. Ron has consulted the Municipal Association who told him that the state does not consider a private road different from a private driveway.

The map showing 15% slopes in Surry is in the possession of Ron. He will bring them to the next meeting.

7:30 PM Public hearing for the Surry Master Plan:

Matt Goodwin, as chairman of the Master Plan Steering Committee and acting chair of the planning board tonight, opened the hearing with a thank you to all the participants in this project. He explained the purpose of the master plan and how it is a guide to land use development and regulation formulation. He described four themes of the plan, maintaining rural character, creating housing options, accommodation of commercial and industrial growth, and strengthening opportunities for community engagement. He explained how these themes were derived from the survey answers and ideas discussed at the town forum. He also invited participants in the process to continue to be involved. Copies of the final draft were distributed and discussion of the plan was opened to the public. John Berglund expressed the need for some commercial space along Route 12A between Crain Road and Pond Road as he remembers from the past. He also suggested commercial space from Joslin Road to the Lucius garage in an effort to increase the tax base without adding to the school age population. There was a discussion of how commercial space is taxed. Most businesses are now home-based and taxed as residential property. Lesley Johnson and Larry Levesque explained that the planning board would be using the master plan as a guideline for zoning changes. The master plan suggests reducing the commercial industrial lot size from 3 to 2 acres, Bruce Smith expressed his opposition to that reduction. Ken Maynard opposed potential changes to residential lot sizes from the current 2 acre minimum. Bill Bigelow stated that Surry has always been considered a wealthy town. Bruce Smith raised his concern about Surry's ranking in a statewide comparison of equalized valuation per student. Protection of groundwater was raised as a concern. The protection of the Ashuelot River valley aquifer is addressed in the master plan and Bruce Smith pointed out that there is a Groundwater Overlay District. Carol Ogilvie from Southwest Regional Planning explained the implementation of the

master plan through an action plan. In the action plans presented here, soft verbs like “explore,” “consider,” were used rather than charges to make specific changes. Matt thanked Carol and Todd from Southwest Regional Planning for all their hard work on our behalf. A motion to close the hearing was made by Laura and seconded by Ron. The hearing was closed by vote. The planning board discussed whether to act on the master plan without Eva Morel present. Ron made the motion to accept the Surry Master Plan dated June 25, 2025, seconded by Matt. The motion was approved. We will request 5 copies to be distributed to the town clerk, selectmen, library, planning board and conservation committee.

Meeting adjourned.

Laura Barrett, Secretary