

Surry Planning Board
1 Village Road
Surry, New Hampshire

Minutes: April 23, 2025

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

7:00 PM

The board appointed Eva Morel as chairperson, Matt Goodwin as vice chairperson and Laura Barrett as secretary. Matt would like to learn the duties of the secretary for back up. There was a discussion of planning board duties.

The minutes of the March meeting were approved. (Eva, Laura)

Laryssa Hiller was present to express her interest in serving on the planning board and filling the current vacancy. Laura made a motion to appoint Laryssa Hiller to fill the vacant position on the planning board. Second by Eva. All voted in favor. The appointment will end at the next election when the remaining two-year term will be on the ballot.

Matt reported on the master plan committee. The corrected final draft of the master plan will be sent to the selectmen, zoning board and conservation commission for comment. After time for feedback the final draft will be posted on the Town of Surry Website before the public hearing to be held in June.

Ron mentioned that Mark and Kathy Gross intend to change their recent lot line adjustment to accommodate the existing driveway.

7:30 PM Mark MacKenzie subdivision hearing

Dave Bergeron presented the proposal for this 2-lot subdivision which would create a 3.77 acre lot in Surry, to be known as Tax Map lot 5B-78-3, to provide highway frontage for a building lot in Keene. The Keene lot is known as Tax Map 207-004-000. The City of Keene requires highway frontage for a building lot. Access to the building lot in Keene will be over a shared private driveway known as Valley View. Bruce Smith pointed out that Mark MacKenzie's house is in Surry. Steve Goldsmith pointed out that there is an impact on the Old Walpole Road caused by the Valley View driveway which is steep and winding. Storm water diversion is sometimes an issue there. The plan shows that there would be three houses and a cell tower using Valley View for access. Mr. Bergeron stated that the owners of the lots would enter into a shared driveway maintenance agreement. Kim MacKenzie Bergeron, who represents the Warren and Arlie Irrevocable Trust, owner of the Keene lot stated that the Trust is also a 20% owner of the Mark MacKenzie property and that Dave Bergeron is the authorized agent of the land owners. The hearing was closed. (Laura, Matt) During the board discussion it was pointed out that an Accessory Dwelling Unit would be allowed on any part of the new lot. The lot will be removed from current use. Laura made a motion that the subdivision be approved with the following language that will be printed on the recorded plan: "The intent of this subdivision is to create legal road frontage for City of Keene Tax Map Parcel 207-004-000 and to allow development of a single family home on the Keene parcel. The Surry lot created by this subdivision, Lot 5B-78-3, is not considered to be a separate lot and shall not be conveyed separately from the Keene lot." Second by Eva. All voted in favor.

John Davis shared his concerns about the slope map that currently hangs at the town hall and how it is not very useful in respect to the town's slope ordinance. He showed us a map with 20% slopes. It was

suggested that we order a map showing 15% slopes as we discuss possible changes to the steep slope ordinance. John will look into it

Bruce Smith discussed the statute that allows towns to amend zoning to alter existing patterns of development. He is particularly concerned with areas of difficult access where the roads are steep and gravel. It was mentioned that we consider larger lot sizes in area with poor access.

Adjournment 8:55 PM

Laura Barrett
Secretary