

Surry Planning Board
1 Village Road
Surry, NH

Minutes: September 24, 2025

Present: Eva Morel, Matt Goodwin, Laryssa Hiller, Laura Barrett

7:00 PM

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

Mail: A letter from SWRPC was received. It is time to order law books for 2026. We will order 4.

There was discussion about the last date to hold a public hearing on proposed ordinances and amendments prior to Town Meeting. The last date to hold a final public hearing for an amendment to an ordinance or adoption of an ordinance will be February 2, 2026. The proposed amendment is to be filed with the Town Clerk no later than February 3, 2026.

There was a discussion of the term “unnecessary hardship” as it is used in the zoning ordinance and state statutes.

Laryssa asked if there was a limit to the amount of logging that can occur on one’s property. It was noted that logging is considered an important industry in NH and is protected.

We looked at the areas of the Master Plan that would require amendments to town ordinances. The topics that we need to address are:

Increase the commercial zone from Joslin Road to the south line of Lucius garage property. Laryssa suggested that this area be a mixed-use zone. We need to define a mixed-use zone and consider what uses should be allowed there.

Add a second ADU unit to properties. This was discussed and the board felt that one ADU per property was enough for Surry. Matt will look at our ADU ordinance and see if it complies with state law.

Amending the steep slope designation in that ordinance to a 15 percent slope rather than a 20 percent slope.

Add both sides of Mine Ledge Road to the general zone district and increase lot size requirements in the general zone from 2 acres to 5 with adjustments to frontage, width and depth requirements.

Reduce the minimum lot size, now 3 acres, in the Commercial/Industrial Zone on Route 12.

The table of uses in the Zoning Ordinance should be examined to see if they should be amended.

Matt proposed changing our monthly meeting from the 4th Wednesday to the 3rd Wednesday of each month. Matt made the motion, Laryssa seconded. All voted in favor. Laura will post the change in the Keene Sentinel and see that it is posted on the town website and newsletter.

Meeting adjourned 8:40 PM

Laura Barrett, Secretary