

Surry Planning Board  
1 Village Road  
Surry, NH

Minutes: December 17, 2025

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

7:00 PM

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

Mail: The Southwest Regional Planning Commission Newsletter was received.

Discussion and approval of the proposed amendments to the Zoning and Steep Slopes ordinances ensued.

The proposed amendments that would add Mine Ledge Road properties to the General Zone and increase the minimum lot sizes and minimum dimensions were discussed together. John Davis spoke in opposition to those amendments. Eva explained that the board was concerned with the considerable amount of back land in town which is all in the general zone. John was concerned that larger lots would mean that more housing would be built at a distance from the road creating long driveways that might become impassable and therefore a safety issue for fire protection. He felt that driveways disrupt conservation land. It was pointed out that the current 2-acre minimum lot size could create twice the number of house-lots than the proposed 5 acre minimum. The planning board's position is that the proposed changes are intended to limit development along steep gravel roads, Mine Ledge and Joslin road in particular, and on back land with steep slopes. Eva stated that the board has an obligation to consider public safety by limiting the number of houses on roads that are less safe. Laura moved to put the amendment changing the zoning along Mine Ledge Road before the public hearing, Matt seconded, all voted in favor. Matt moved to put the amendment to increase lot size in the general zone before the public hearing, Eva seconded, all in favor.

Laura made a motion to put the amendment to change the definition of steep slopes in the Steep Slopes Ordinance before the public hearing, Ron seconded, all in favor.

Matt made a motion to put the amendment to reduce the minimum required parking space number before the public hearing, Ron seconded, all in favor.

The proposed amendment to allow multifamily housing and adaptive reuse of buildings for housing in the commercial/industrial zone as required by state law was discussed. It was voted to go to public hearing with the multifamily housing use amendment but to delete the adaptive reuse of buildings provision since there are presently no such buildings in the commercial/industrial zone.

Ron had presented language for the amendment regarding the state building code. It was voted to put that amendment before the public hearing.

Ron also presented language for the amendment regarding the state fire code. It was voted to put that amendment before the public hearing.

There was discussion about how to amend Article IX to give the building inspector the authority to issue building permits, remove that authority from the selectmen, require the selectmen to establish a schedule of fees for building permits and provide for expiration dates of permits. The selectmen's authority over

permits for signs would remain the same. Laura will use Ron's suggested language, and the current language in the ordinance to craft the final amendment to put before the public hearing.

Final language for all the proposed amendments will be emailed to board members for edits and posted with the notice of public hearing to be held January 14.

Ron moved that we spend time in 2026 to modernize the table of uses and other language in the zoning ordinance. The board agreed by consensus.

Meeting adjourned 9:16 PM

Laura Barrett, Secretary