

Surry Planning Board  
1 Village Road  
Surry, NH

Minutes: November 19, 2025

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

7:00 PM

The minutes of the October meeting were accepted. (Matt, Ron) Mail from SWRPC was received.

The planning board is still considering changes to the zoning ordinance to comply with changes to state statutes in the last legislative session and to explore changes suggested by the newly adopted master plan. To place items on the warrant for the March town meeting and meet time requirements, we should firm up any amendment language at the December meeting and set a public hearing for any amendments for Wednesday, January 14, 2026 at 7:00 PM. This will be a special meeting one week before our scheduled meeting night.

Topics discussed included replacing the term “public street” in the zoning ordinance with “class V or better road,” adoption of the state building code and fee schedule, presenting stronger language in the zoning ordinance and whether our language on ADUs required a unit to be 750 square feet. A reading of our ADU ordinance showed that a unit may be no larger than 750 square feet but may be smaller. Matt suggested that we limit changes to the ADU ordinance to the required parking change because of the number of articles required to comply with changes to state law.

Eva had some interesting information about septic system design. Bruce Smith reminded us that Surry’s setback requirement from very poorly drained soils and jurisdictional wetlands is more restrictive than the state requirement which results in an extra approval for septic design at the town level. He suggested that we amend our ordinance to the same 75-foot distance required by the state’s Department of Environmental Services. Laura felt that the DES had soil scientists on staff who must have chosen the 75-foot setback distance from those soils for a reason.

Ron commented that the procedure of seeking input from the planning board and conservation committee during the driveway permit process was not common practice.

Bruce Smith noted that the reference to the building code statute in the proposed amendment, RSA 674:51, is marked as repealed July 2026.

Matt and Ron discussed the inability to load the Master Plan to the town website.

Nancy Balla inquired about a lot line adjustment to her property. She was informed that she would need a survey to do so.

Mark Ohlson discussed an idea for an ADU to be constructed in the barn on his property. That property currently contains a duplex and outbuildings.

Ron expressed opposition to shared driveways on town roads. It was noted that the state often requires shared curb cuts in subdivisions along state roads.

Meeting adjourned at 9:20 PM.

Laura Barrett, Secretary

