

Surry Planning Board
1 Village Road
Surry, NH

Minutes: April 15, 2026

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

7:00 PM

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

Insurance information regarding the Crown Castle telecommunication tower was received from Bart Cushing. The selectmen were given a copy and one copy will be filed with the Crown Castle file.

The ordinances approved at the March town meeting have been prepared by Bruce Smith and will be uploaded to the town website. Approval of the drafts were voted by the board. Eva explained that the Table of Regulations in the Zoning Ordinance is under review this year. Matt will share the table of uses for the City of Keene,

Ron Profaizer made a motion to find the application from The Tree Agents, LLC for an 11-lot subdivision on Joslin Road incomplete and continue to review the application to allow submission of additional information required under Section VI C and VIII including demonstration of compliance with RSA 485-A:29 and that the public hearing not be opened until the application is accepted as complete. Second by Eva. Laura argued that the application had not been submitted yet. The motion was passed. Matt, Eva Laryssa and Ron in favor. Laura opposed. One of the concerns was that the acceptance of the application triggers the start of the 65-day period by which the planning must act on the submission. Ron stated that the board must also look at the two previously approved lots as part of this subdivision. (Surry Subdivision Regulations Section VIII) It was noted that these two lots are already approved but may be reviewed as to impact along with the new proposal. Ron wanted information on sight lines for potential driveway locations. The Conservation Commission was asked to submit a written report regarding the environmental impact of the project.

Chuck Ritchie of Fieldstone Land Consultants, LLC, was asked to present the most recent plans for the project. He showed willingness to consult with the Conservation Commission and has been in contact with the Surry Fire Department and has included their requests in the most recent plans as to cisterns and road width. The project is for an 11-lot subdivision of Tax Map Lot 4A-18 in the general zone comprising 87 total acres with a 1390 foot roadway to be constructed with a hammerhead turnaround. The property consists of open fields, woods and wetlands. There will be two large lots, 25 and 30 acres with most lots being between 2 and 3 acres. He feels that the most recent plan addresses concerns that the planning board had with lot size and dimensions when he appeared for a preliminary consultation in March. Most lots will require state subdivision approval for lots under 5 acres. The applicant will also apply to the state for an alteration of terrain permit which will also address drainage and soil questions. The road will be built to town standards but the developer will ask for a waiver regarding the installation of curbs. The developer would also like the board to consider reducing the paved road width from 24 to 22 feet. Mr. Ritchie has consulted with Josh Brooks from the Surry Fire Department and has designed a 30,000-gallon cistern to be built at the entrance to the site with a fire truck pull-off lane and with the intention to allow emergency use of cistern water for fire response at area properties as well as the proposed development. The hammerhead turn-around is designed with room for the Keene Fire Department ladder truck. Josh Brooks stated that the fire department would be using tender trucks to

supplement the cistern, which will be monitored by the fire department. The grade of the road will be 10% at its steepest point. Josh indicated that grade would not be an issue for fire protection.

Eva expressed concerns about the dimensions of Lot 4A-18-4 on the proposed plan. Each lot is shown with a 200 foot by 300-foot rectangle within the lot and 200 feet of frontage on a roadway.

Ron would like to see the sight lines for any future driveways and noted that it may become an issue with future driveway permits. Matt didn't think that would be a problem. Laura noted that the volume of traffic on the road will not be great.

Although the public hearing had not been opened, the board did open the floor to members of the public present for questions and comments.

John Davis spoke about the road width and recommended that the 24-foot-wide pavement with 2-foot shoulders not be waived. It might become a problem during winter maintenance when plowing can create large snowbanks. Mr. Ritchie said that such a waiver was not a formal request but a chance to hear the board's thoughts.

Judy Lundhal asked about storm water drainage. Mr. Ritchie responded that storm water will travel through swales to retention areas where some water will soak into the ground before discharge into existing culverts. It is his belief that the drainage system will reduce the volume of water going into culverts now.

Bill Russell was concerned about the saturation of water in soils along the north side of Joslin Road in an area that collapsed years ago.

The selectmen would like to see traffic studies done for Joslin Road. Carol Lothrop has information on traffic accidents on Joslin Road. Mr. Ritchie will look into a traffic study, but stated that such studies are usually done for subdivisions with 50 proposed lots, not 11.

Jay Croteau felt that the subdivision would increase the hazard on Joslin Road, which he felt was currently unsafe.

Bruce Smith commented on the potential increase of students and cost of tuition to the taxpayers.

Laryssa supported a traffic study noting that the addition of 11 homes would nearly double the traffic on Joslin Road.

Leslie Johnson asked about drainage ponds and easements and whether there would be a homeowners' association. She also asked why there was a hammerhead turn at the road terminus rather than a cul de sac. Mr. Ritchie responded that the hammerhead turn has less environmental impact and better drainage.

Laura made a motion to adjourn this portion of the meeting to Wednesday, May 20, 2026 at 7:30 pm, second by Laryssa. All voted in favor. Laura explained to those present that there would be no certified mailing for the adjourned meeting, but notice would be posted at the Town Hall and Library and appear on the Town Website. Laura will send a notice of incomplete application to The Tree Agents, LLC and Fieldstone Land Consultants, LLC.

Jason Anyan appeared with a request to amend his permit to operate a gravel pit by eliminating the end date of the permit, removing the name of his prior business partner, allowing him to build an unheated

shed on the high ground, and to increase the hours of operation on Saturdays from 7 am to noon to 7 am to 5 pm.

Jay Croteau added that there are two other properties that should apply for excavation permits, property of Bart Cushing and property of Zane White.

Meeting adjourned 9:44 pm.

Laura Barrett, Secretary