Surry Planning Board
1 Village Road
Surry, NH

Workshop minutes: August 11, 2026
Present: Matt Goodwin, Eva Morel, Ron Profaizer, Laura Barrett

Bruce Smith provided some information about the update to federal flood plain mapping. The State of NH has offered assistance to review flood plain regulations but that will probably not fit into this year's timeline for amending town regulations.

Ron had re-sent his drafts of changes to Articles IV and V of the Zoning Ordinance and discussion began with Article IV which delineates zones along town roads. Based on current development in Surry, we discussed zoning all land within 300 feet of all roads as rural residential and zoning all land 300 or more feet from the road as general. This would change zoning along Farm Road, Joslin Road, Webster Road and Merriam Road. The zoning along class VI roads will be discussed in relation to the state's requirement that building permits be issued on class VI roads. Those town roads are currently used as rural residential. We discussed that if we change all zoning to rural residential, that we should allow manufactured housing in all residential zones to address work force housing. Laura also suggested a conservation zone 1000 feet or more from town roads with large lot sizes to address the steep sloped back land in the northwest and east part of town. This sounded like something in the Conservation Commission's area of expertise.

We discussed the Table of Use Regulation, Article V.

It was suggested that we change the wording under residential use to Single Family Dwelling, Two Family Dwelling, Multi-Family Dwelling, Manufactured Housing on a permanent foundation, and Accessory Dwelling Unit. We looked at some information about Tiny Homes and passed over that usage at this time.

We considered allowing two family dwellings in Village Residential (VR), multi-family dwellings by special exception (SE) in VR, manufactured housing in Rural Residential (RR). Also discussed allowing municipal facilities and public utilities in the General Zone (GEN), health care facilities in the Commercial/Industrial Zone (C/I) child care centers in GEN and C/I. It was noted that state law requires family day care facilities be allowed in all zones that allow residential use. We talked about boarding houses and bed and breakfast establishments not being permitted in the C/I zone where residences are not permitted. We discussed short term rentals being allowed by special exception, more discussion and definitions needed there. We found that there are several short-term rentals already in place in town. We talked about adding Building Trades, Carpentry, Plumbing, Electrical, HVAC, Roofing, etc. as a separate category along with Excavation, Heavy Construction Services, Well Drilling, Site Work Septic Installation, Paving, and heavy equipment and storage of equipment and materials as a category. It was noted that these may be commercial shop usages rather than the sole proprietor that drives his dump truck home after work. We talked about allowing Cabinetry and Woodworking as SE noting that these often occur in a home shop. Other uses that need further discussion and definitions were solar farms, windmills, data centers. Some time was spent discussing kennels, dog daycare and veterinarian services.

Matt provided a list of usages from the Keene Zoning Ordinance, which are not found in our ordinance: banking and lending, bars and micro-breweries, car wash, event venue, funeral home, motor vehicle dealer, health and fitness/yoga studio.

We began some discussion on properties which straddle zoning districts and have more than one use.

We will hold another workshop session on September 9, 2026.

Laura Barrett
Secretary