Surry Planning Board
1 Village Road
Surry, NH

Minutes: October 21, 2026
Present: Matt Goodwin, Eva Morel, Laryssa Hiller, Ron Profaizer, Laura Barrett

7:00 PM
Mail: We received the newsletter from Southwest Regional Planning.

In September, Matt shared a sample Excavation Permit renewal form and amendment form. We have not finalized a form, but Jason Anyan has filled out both sample forms and added a narrative regarding the changes that he would like for his existing permit that is due to renew in March. He would like to go forward with a public hearing for the amendment. It was noted that our regulation calls for a $50 fee and there will be fees for the hearing. We will schedule a hearing for November 18, 2026 at 7:30 pm. Bruce Smith raised the possibility of a site visit. We will visit the site on November 7, 2026 at 10:00 AM.

The Board of Selectmen have received an inquiry from SUR Construction West regarding the property owned by Greg Taylor, known as GT's at 416 Route 12-A. SUR is interested in purchasing the property and using it for a construction business office and vehicle maintenance facility with the intention to build a larger building facility in the back of the property for large equipment maintenance. The selectmen have sent us a list of questions regarding the zoning status of that property. Erika Payne, for SUR, explained the proposal and the need to have some answers prior to the expiration of their purchase and sale agreement.

The garage, now known as GT's, has existed at that site since before zoning was established in town. It now exists as a non-conforming use. Ron questioned if the non-conforming use has been abandoned as to auto repair. He cited an advertisement for GT's auto sales. Eva thought the planning board might need more time to research this. Laura asked Greg Taylor if he had done any car repair at the site in the past year. He answered that he had done repair on the cars that he sells and some small jobs for others. Laryssa read from our zoning ordinance that "any building occupied by a non-conforming use may be structurally altered or the use of such building may be changed to any other use not more detrimental to the character of the district in which it is located."

The site is about 14 acres and the proposed project would in include building a large structure in the general zone (300 feet from the centerline of Route 12-A). The entire property lies within a well protection zone. Surry School's well, which is deemed a public water supply, is nearby. Jason Contrady explained the restrictions and responsibilities in the groundwater protection area. Erika Payne explained that they would be maintaining their vehicles over winter in the buildings and would not be storing road salt or dumping snow at the site. They plan to use the second floor of the existing building as office space. Entrance to the back of the property would be from Route 12-A. It was noted that the use of the back area would fall under Surry Zoning Ordinance Article V, G, 3. Building trades and services, such as, but not limited to, building trades, excavation, well drilling, landscaping, and maintenance, which requires a special exception in the general zone. Erika Payne was concerned about monitoring the well water nearby. Jason Contrady answered that it was the responsibility of the school. Concerns about the storage of waste oil and automotive liquids would be addressed under Site Plan Review when a building permit is sought. John Davis commented that above ground storage of such liquids is preferred.

The planning board will send a letter to the Selectmen with a copy to SUR answering their concerns. The board dictated language stating their findings: that the non-conforming use has not been abandoned and the new use is not significantly dissimilar to the existing use to be considered a change in use. The new

building and heavy equipment maintenance would not constitute an expansion of a non-conforming use. The new building and heavy equipment maintenance operation can be allowed as a special exception to be determined by the Zoning Board of Adjustment. The mitigation of any ground water contamination would be addressed under Site Plan Review.

Dylan and Rachel Simpkins appeared to express their concerns about the number of animals residing at 24 Village Road, which is about an acre in size. Selectman, Jay Croteau, and Health Officer, John Davis, have visited the site and John Davis read from his report. Some activities on the site had been posted on facebook by the owners of the property about meal preparation and sales and animal rehabilitation. They are not currently selling prepared foods and state they are not planning to do so. John Davis talked with the owners about control of rats and the storage of grain, the storage of manure at the back of the property and the control of runoff. The owners stated that no animals were for sale or slaughter, but are considered pets. They are not taking rehabilitation animals. Mr. Davis talked to them about disposal of deceased animals, the potential for mud and runoff. He advised them about having surplus feed for weather emergencies. No health violations were found. He will revisit the property in the spring. Many houses in the village get their water from a private water system. There was concern about back contamination of the water supply from hoses running into buckets and wading pools for ducks. The water company has been experiencing low water supply this summer. The private water system is not within the planning board's authority. The property owners have 4 dogs. The State of NH requires a group license for 5 or more dogs in a home. John Berglund explained that there had been some misunderstanding about burn permits on the property as to size of fire allowed and distance from structures. Mr. Simpkins also spoke about noise.

The planning board found that there was no evidence of commercial agriculture that might fall under the zoning ordinance. There is no evidence of animal rehabilitation, meal prep that might fall under homesteading rules, and no farm stand. Cottage industry regulations under the zoning ordinance do not apply. The only zoning issue might be under Article III A. "No land may be used in a manner that is disorderly, unsightly, noxious or detrimental to the public or prejudicial to the general welfare, does not comply with applicable state and federal standard for air and water quality, or that may properly be considered a nuisance under the general police power of the town." This Article is subjective, would be enforced by the Selectmen and is not a land use issue for the planning board. Ron will write a letter to the Selectmen regarding tonight's findings.

Meeting adjourned at 10:22 PM.

Laura Barrett
Secretary