

**TROY BOARD OF SELECTMEN MEETING
THURSDAY, OCTOBER 2, 2025, 6:00 P.M.
TROY TOWN HALL**

https://www.townhallstreams.com/towns/troy_nh

- 1. CALL TO ORDER- 6:00**
- 2. BOARD MEMBER COMMENTS**
- 3. PUBLIC COMMENTS**
- 4. NEW BUSINESS**
 - A. BROX INDUSTRIES INVOICE**
 - B. BUILDING PERMIT #2025-40: MAP 19, LOT 32**
 - C. RETURNED CHECK POLICY: REVIEW/APPROVE AMENDMENTS**
 - D. PATRIOT FLAGS INVOICE**
 - E. 2026 TOWN HOLIDAY SCHEDULE**
 - F. OUTDOOR VENDORS & TRANSIENT SALES PERMIT**
 - G. INVOLUNTARY MERGER OF LOTS: MAP 19, LOT 60**
- 5. OLD BUSINESS**
 - A. HIRING POLICY**
 - B. TAX ABATEMENT: #1045- MAP 11, LOT 3 CG02**
- 6. CONSENT AGENDA**
 - A. RECENT MANIFEST & PAYROLL**
 - B. MEETING MINUTES: SEPTEMBER 18, 2025 PUBLIC & NON-PUBLIC**
- 7. BOARD CORRESPONDENCE**
 - A. 2023 DRA ASSESSMENT REVIEW REPORT**
 - B. 2026 STATE EDUCATION PROPERTY TAX WARRANT**
- 8. ADMINISTRATIVE REPORT**
- 9. NEXT MEETING: OCTOBER 16th AT 6:00 PM**
- 10. NON-PUBLIC SESSION, UNDER NH RSA 91-A:3, II (if necessary)**
- 11. ADJOURN**



4A

BROX INDUSTRIES, INC.

One Tech Drive - Suite 310, Andover MA 01810
(978) 454-9105 FAX (978) 805-9720

Page: 1

PLEASE MAKE CHECK
PAYABLE AND REMIT TO

Brox Industries, Inc.
One Tech Drive - Suite 310
Andover, MA 01810

PLEASE RETURN A COPY WITH YOUR
REMITTANCE SO THAT WE CAN APPLY
YOUR PAYMENTS PROPERLY

Bill to: TROY, NH / TOWN OF
ATTN: ACCOUNTS PAYABLE
P.O. BOX 249
TROY, NH 03465

Plant: FOB: KEENE ASPHALT PLAN

Cust #	DAF #	PO #	Invoice #	Invoice Date	Due Date	Cust Ref.	Terms
6067			776659	8/29/25	9/28/25		N30

Sale Dat	Ticket	Customer Ref	Units	UM	Unit Price	Matl Total	Haul Basis	haul Rate	Haul Total	Tax	Total
Material: 470FD-R 470FD-R 1/2" CUSTOMER TOP R 64-28											
8/19/25	58325	Highway	1.210	TON	78.50	94.99	TON	0.00	0.00	0.00	94.99
Total 470FD-R			1.21			94.99			0.00	0.00	94.99
Material: 630ED 630ED NH 9.5 75G R 25 64-28											
8/22/25	58425	WIS	12.050	TON	78.50	945.93	TON	0.00	0.00	0.00	945.93
Total 630ED			12.05			945.93			0.00	0.00	945.93
Total Invoice:						1,040.92			0.00	0.00	1,040.92

4312-428

94.99
100

Selectmen's Office

SEP 02 2025

Town of Troy, NH

Terms: NET 30 DAYS

Total: 1,040.92

All accounts will bear interest at 1.5% per month (18% annual) from their due date. The purchaser agrees to pay all costs of collection, including reasonable attorney's fees.

We appreciate your business! Payments should be made by check rather than ACH or wire to ensure the proper account and job is credited. Thank You.

4B

2025-40
No Fee



Please post in a conspicuous location

TOWN OF TROY, NH

PERMIT TO PERFORM WORK

PURSUANT TO RSA 154

Tabitha Dicienzo has been

Issued Permit No. 2025-40, to erect (), alter (X),

electric service upgrade, 100A to 200A

at: 160 North Main Street Tax Map 19 Lot 32

Date

Authority Having Jurisdiction

Expiration Date

This document must be completed and returned to the Administrative Assistant with all applicable signatures upon completion of work.

Please see reverse side for required signoffs upon completion.

Please remember that buildings or portions of buildings shall not be occupied during construction, repair, or alteration without the approval of the appropriate authority.

INSPECTIONS

**APPROVAL
SIGNATURE**

DATE

HEALTH OFFICER

WATER/SEWER

DRIVEWAYS

FIRE CHIEF

CODE ENFORCEMENT
OFFICER

FINAL COMPLETION/OCCUPANCY PERMIT

2025-40
No Fee



Please post in a conspicuous location

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SIGNATURE**

DATE

HEALTH OFFICER

WATER/SEWER

DRIVEWAYS

FIRE CHIEF

CODE ENFORCEMENT
OFFICER

FINAL COMPLETION/OCCUPANCY PERMIT



Town of Troy Permit Application
16 Central Square
Troy, NH. 03465
(603)242-7722

N Permit #
2025-40
Permit fee
0.00

Selectmen's Office

SEP 22 2025

Town of Troy, NH

Property Information-Where improvements are proposed

Street # 160 Street Name North Main St Map/Lot 19/32
Zoning Highway Floodplain _____ Wetlands _____ Elevation Certification _____

Is this property a conforming lot? _____

(Please see Zoning Ordinance or contact the Selectmen's Office for clarification)

Owner Information-Who owns the property

Name: Tabitha DiRienzo Address: 160 North Main St
City/State/Zip: Troy, NH, 03465
Phone # 978-995-1251 Email: tabithadirienzo@yahoo.com

Applicant Information-If not the owner of the property

Name: _____ Address: _____
City/State/Zip: _____
Phone # _____ Email: _____
Name of Contact for this Project: _____ Phone: _____

Applicant Information-Describe proposed improvements

Permit Type: ___ Building Electrical ___ Plumbing ___ Other _____
Building Use: ___ Single family ___ Multi-Family ___ Commercial ___ Other _____
Work Type: New ___ Addition ___ Renovation ___ Move ___ Other Sq. Ft. of work to be done _____

Description of work:

Service upgrade 100A to 200A

Plumbing and Electrical sub-contractors-Signature indicates responsibility for compliance with laws and codes

Electrical contractor-State License Number: 14746 Exp. Date: 12/31/2025
Name: Seth Dupont Address: 237 Athol Rd
City/State/Zip: Richmond NH 03470
Phone # 603-762-9190 Email: strikerelectricNH@mail.com
License Holders Signature: [Signature] Date: 9/15/2025

Plumbing Contractor- State License Number: _____ Exp. Date: _____
Name: _____ Address: _____
City/State/Zip: _____
Phone # _____ Email: _____
License Holders Signature: _____ Date: _____

Permit fees are as follows:

New Construction Manufactured or Modular: .15¢ per square foot

New Construction Stick Built: .20¢ per square foot

Outbuildings/Carports/Decks and Porches (does not include temporary=six months or less) up to 200 square feet, no permit required. 200 square feet and over = \$35 plus .35¢ per square foot thereafter, and permit required.

Sheds up to 200 square feet, no permit required. 200 square feet and over = \$35 plus .35¢ per square foot thereafter, and permit required.

Pools and fences(less than six feet) \$35 (if pool is inground)

Barns/Garages/Additions .20¢ per square foot

New Commercial up to 2000 square feet.25¢ per square foot

New Commercial over 2000 square feet .35¢ per square foot

New Multifamily .35¢ per square foot

Solar/Wind or Generator Residential \$0 Commercial \$45

Reinspections \$50

Demolition \$50-point of destination required for materials.

Driveway -Town Roads only \$50.00

Electrical/Plumbing/Mechanical is included in all other permits

ALL PERMITS EXPIRE ONE YEAR FROM DATE OF ISSUE, CHARGE TO RENEW IS \$50.

THE FOLLOWING ITEMS DO NOT REQUIRE INSPECTION:

Meaning but not limited to replacement parts, fences less than six feet, like and kind replacement, painting, papering, tiling, reroofing, residing, carpet, toilets, faucets, and similar work. The following items do not require permit but must meet New Hampshire Emergency code: Reroofing residing, replacement doors and windows or emergency egress windows and doors, electrical meters(contact local electric company to clarify).

To contact inspectors, please call the following:

Fire Chief: Mark Huntoon (603)499-2051

TROY SELECT BOARD:

Curtis Hopkins, Chairman

TJ Chasse, Selectman

Richard H. Thackston, III, Selectman



Town of Troy

16 Central Square - PO Box 249 - Troy, New Hampshire 03465

Congratulations on beginning your new project!

You have completed the first step; you have successfully obtained a building permit.

There are some important things we want to make sure you know about the Permit and the process in the Town of Troy.

1. Your permit expires one year from date of issuance. Prior to the expiration of your permit, you must take one of three actions to close out your permit or your file will reflect an open permit with incomplete work which may raise issues for you in a future sale or re-finance. These problems are not the responsibility of the Town of Troy.
 - a. Option One: You have completed your work as permitted within the one-year time frame and you call the town for a final inspection which the Town issues within a week to ten days.
 - b. Option Two: You do not complete your work within the one-year time frame, and you obtain an extension to your permit for an additional year.
 - c. Option Three: You complete your work; you do not call for a final inspection the permit remains open and expired. You would be subject to any future rules as applicable if at a future time you attempt to re-permit your project.
2. Your permit entitles you to do work but does not cover the cost of any inspections. The Town of Troy expects you to complete work in a competent and skillful manner or hire professional who are licensed in relevant trades to do such work. If you are not competent or your contractors are not licensed or competent it is not the responsibility of the Town of Troy.
 - a. If you have a loan for your project that requires interim inspections, you will need to arrange and pay for these inspections. The Town of Troy does not pay for interim inspections.
 - b. If you are not sure of how to complete your work and need to consult with a building inspector or engineering firm, you must do so at your cost. The Town of Troy does not provide or pay for any such services.
 - c. The Town of Troy does not do septic system inspections. Septic installations are between you, your designer, your installer, and the State of NH. Troy does not allow new installations of Privies.
3. The Town of Troy specifically does not require or pay for the following inspections: Footing Inspections, Drainage Inspections, Dry Bed Septic Field Inspections, Backfill Inspections, Grading Inspections, Electrical Inspections, Plumbing Inspections, Insulation Inspections, Foundation Inspections, Close-In Inspections, Sewer Line Inspections. Heating System installations will be inspected by the Fire Chief or designee at the time of Final Inspection/Issuance of Certificate of Occupancy.
4. Final Inspections/Issuance of Certificate of Occupancy must be scheduled a week to ten days in advance.



Town of Troy

Town of Troy Board of Selectmen
16 Central Square, PO Box 249, Troy, NH 03465

Returned Check Policy

- i. **PURPOSE:** To outline the Town's expectations with regard to payment for any and all Town Services, and the Town's process to collect a check or electronic payment when it does not clear or is returned to the Town for any reason.
- ii. **DEFINITIONS:** Per RSA 638:4, a person is guilty of a bad check if s/he issues or passes a check for the payment of money and payment is refused by the drawee, except in cases where a legal stop payment order has been issued or where the drawee refuses payment for any other reason through no fault of the person who issued or passed the check.
- iii. **POLICY:** Once the Town receives notification from the bank that a check has been returned, a certified letter will be sent to the person issuing or passing the check advising the person of the returned check plus the fees due to the Town. They will have 14 days to make full payment.

Per RSA 80:56 (Uncollectible Remittances), the Town of Troy shall charge for all returned checks a fee of \$25.00 plus all protest, bank, mailing, and legal fees in addition to the amount of said check.

Per RSA 638:4, if within fourteen (14) days after receiving notice that the bank refused to pay the check, the Town does not receive the amount of the check plus all costs and protest fees, the Town will contact law enforcement for further action.

Payment must be made in the form of a bank check, money order or cash.

If the party has had a total of two (2) checks returned from the bank, the Town of Troy's policy is that only a bank check, money order, or cash will be accepted from the party

moving forward. The Town shall notify the party of the Town's Policy that any future payments by the party must be made by bank check, money order or cash.

If the returned check was for a motor vehicle registration, the Troy Town Clerk shall also process an Administrative Complaint with the State of NH-DMV. Pursuant to RSA 261:156, the State of NH will suspend the registration certificate and license plates of such person until the Town of Troy has been reimbursed the full amount of the returned check plus any protest fees.

- iv. **AMENDMENTS:** This policy may, from time to time as needed, be amended by a majority vote of the Select Board at a regularly scheduled Board meeting.
- v. **EFFECTIVE DATE:** This policy shall be effective upon a vote of the Troy Select Board and shall replace any and all Returned Check/Bad Check Policies previously enacted by the Town.

Signed this _____ day of _____, 20_____

SELECTMEN OF TROY

Curtis Hopkins, Chairman

Richard H. Thackston III

TJ Chasse

Current Policy



Town of Troy

16 Central Square - PO Box 249 - Troy, New Hampshire 03465

Returned Check Policy

1. Checks returned to the Town of Troy as uncollectible due to non-sufficient funds shall be charged a fee of \$25.00 plus all fees from the bank in addition to the amount of the original check.
2. In the case of a habitual offender (two or more returned checks per year) the treasurer, town clerk or tax collector shall request that the offender thereafter pay in cash, money order or certified bank check on any payments made to the Town of Troy, after the second check is received by the town for non-sufficient funds.
3. In the case of a non-sufficient fund check in payment of a motor vehicle registration, the town clerk will also have the right to notify the New Hampshire Department of Motor Vehicles (DMV) to have the registration of the vehicle revoked, after notifying the offender by certified mail that a request will be sent to the DMV for revocation of their registration.

Effective Date.

This Returned Check Policy shall become effective upon the date of passage and first publication, 10 September 2012.

SELECTMEN OF TROY

Robert M. Cummings, Chairman

Thomas A. Walsh

Gideon L. Nadeau, Sr.



36 South Road • Swanzey, NH 03446
603-852-8819

SALES

INSTALL

REPAIR

Company Town Of Troy, N.H. Date 9-28-25

Name c/o T.J. CHASSE Phone _____

Address 16 CENTRAL SQUARE - Troy, N.H. City, State, Zip 03465

Email _____ Purchase Order _____

Quantity	Description	Amount
3	THE INSTALLATION OF FLAG-POLES (1-35', 2-30'), GROUND SLEEVE BASE, EXTERNAL HALLYARD, WHITE FIBERGLASS, WITH 3 10" TOP MOUNT, DISC SOLAR LIGHTS. COMPLETE W/ ALL FURNISHINGS, HARDWARE, DONATED FLAGS, & EQUIPMENT FOR PROPER PLACEMENT	
	REMOVAL OF EXISTING ALUMINUM FLAGPOLE FOR PLACEMENT AT OTHER LOCATION & 2 ADDITIONAL SOLAR LTS. FOR OTHER LOCATIONS	

Received By _____ TOTAL \$9440⁰⁰

All Sales Final.
Installation upon acceptance of proposal.
All repairs will include a service fee and 1 hour minimum labor charge.

Thank You
for your Business!

TROY BOARD OF SELECTMEN MEETING
THURSDAY, AUGUST 7, 2025, 6:00 P.M.
TOWN HALL

1 **Selectmen present:** Chairman Hopkins, Selectman Thackston, TJ Chasse

2
3 **Also present:** Town Administrator Jeremy Bourgeois, Diane Denoncourt- Health Insurance
4 Agent with Access Health Insurance, Police Chief Dave Ellis, Matthew Whooley, Aaron
5 Chancey, Eric Handy- Transfer Station Supervisor, John Coons- Road Agent

6
7 **Chairman Hopkins called the meeting to order at 6:00 p.m.**

8
9 **BOARD MEMBER COMMENTS**

10 **Selectman Thackston:** The status of the Town Common water fountain installation was
11 inquired about. Town Administrator Bourgeois noted that he will follow up with the Water and
12 Sewer department to check on that. The discoloration of water for residents was discussed, which
13 had been a topic of conversation on the Town Facebook group. He asked about the multiple
14 camera views when streaming a meeting at the Town Hall, which Mr. Bourgeois will inquire
15 about with the meeting streaming company.

16
17 **Selectman Chasse:** He shared the quote received from Patriot Flags for the installation of new
18 flag poles and solar lights for the triangle in front of Town Hall. It was noted that other
19 companies were contacted but the Town didn't hear back from them. It was noted that there is a
20 balance of about \$61,000 in the Town Buildings Expendable Trust Fund.

21
22 **MOTION** to approve the bid from Patriot Flags for three flag poles and lights in the amount of
23 up to \$10,490 plus the cost of two additional lights, Selectman Thackston, **SECOND** by
24 Selectman Chasse. **VOTES: 3-0-0.**

25
26 **Chairman Hopkins:** He announced that the Town Clerk/Tax Collector's Office is closed this
27 week due to mandatory state training. They will be open on Saturday, August 9th from 9 am-1
28 pm. It was noted that word was received at the training that the Town's current accounts payable
29 and general ledger software, BMSI, will be retired by the end of the year. The Planning Board
30 met on August 6th, where they discussed aligning the Town ordinances to match up with new
31 state RSA's.

32
33 Selectman Thackston noted that the Town will need to finalize the Master Plan update soon in
34 order to consider the adoption of any impact fees or other major changes. He stated that state law
35 now prohibits surveys being conducted that include questions outside of the Planning Board's
36 purview, such as inquiring about the public's opinion about the Board of Selectmen.

37
38 **PUBLIC COMMENTS:** There were none at this time.

39
40 **NEW BUSINESS**

41 **2026 TOWN HEALTH INSURANCE:**

42 Diane Denoncourt, an independent health insurance agent with Access Health Insurance met
43 with the Selectmen to discuss alternative health insurance options for 2026. She noted that she is
44 a longtime insurance broker and has been assisting businesses with switching over from
45 employer group plans to utilizing the individual insurance marketplace. She strongly
46 recommended going to an ICHRA plan (Individual Coverage Health Reimbursement

EXPENDABLE TRUST FUNDS	Date of Voted Article	Article #	PURPOSE	Page 2
Industrial Development	3/10/1995	11	To see if the town will vote to establish an Industrial Development Trust Fund under RSA 31:19-a, and to raise and appropriate from surplus the sum of \$10,950 to be placed in the said Trust Fund and to appoint the Selectmen as agents to expend. New Fund created on MS-9 as of 12/31/1995.	
S.E. Paul War Memorial	3/13/1996	31	To see if the town will vote to create an Expendable General Trust Fund under the provisions of RSA 31:19-a, to be known as the War Memorial Recreation Fund, for the purpose of repairing and maintaining the War Memorial Recreation Area at Sand Dam. No funds to be raised this year but in the upcoming years an amount to be established each year to go into this fund. Article needed for Town Meeting to expend funds	
SE Paul War Memorial-Change Purpose	3/11/2014	26	To see if the town will vote to change the purpose of the Samuel E Paul War Memorial Expendable Trust Fund from repairing and maintaining the War Memorial Recreation Area to repair and maintain the War Memorial Recreation Area and the Samuel E Paul Community Center. Article needed for Town Meeting to expend funds	
Town Bldgs. & Repair	3/9/1994	32	To see if the Town will vote to create an Expendable General Trust Fund under the provisions of RSA 31:19-a, to be known as the Town Building Maintenance Fund, for the purpose of repairing and maintaining town buildings. No funds to be raised this year, but in the upcoming years an amount to be established each year to go into this fund. Article needed for Town Meeting to expend funds	
Troy Anniversary	3/11/2014	9	To see if the town will vote to establish an Expendable Trust Fund for the purpose of Troy Anniversary Celebrations (The Troy Bicentennial is in 2015) and to raise and appropriate the sum of \$6,000 to be deposited into this fund with \$3,000 to come from the unreserved fund balance (surplus), representing the unexpended balance of the Old Home Days 2012 and 2013 operating budgets and further to name the Selectmen as Agents to expend.	

ACTUAL & BUDGETED EXPENSES & ENCUMBRANCE

Report Sequence = Fund or Acct Group

Account = First thru Last; Mask = #-###-###

Level of Detail = OBJECT; Level = 9

Fund: General Fund

Period: January 2025 to September 2025

Account Number	Account Name	Current Year Budgeted	Period Expenditures	Current Year Expenditures	Encumbrances	Balance Remaining	Percent Left
1-4193-588	LIABILITY INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
1-4193-590	PROPERTY INSURANCE	656.00	455.00	455.00	0.00	201.00	30.64
1-4193-682	PROPANE GAS	0.00	0.00	0.00	0.00	0.00	0.00
1-4193-744	RECHARGE FIRE EXTINGUISHERS	200.00	153.75	153.75	0.00	46.25	23.13
1-4193-774	SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00	0.00
1-4193-805	TELEPHONE BASIC RATE	900.00	1018.27	1018.27	0.00	(118.27)	(13.14)
1-4193-905	WATER & SEWER SERVICE	1200.00	400.00	400.00	0.00	800.00	66.67
1-4193-985	WORKERS' COMPENSATION	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL KIMBALL HALL		11006.00	5110.47	5110.47	0.00	5895.53	53.57

TOWN HALL

1-4194-102	CUSTODIAN	6500.00	4830.00	4830.00	0.00	1670.00	25.69
1-4194-225	BUILDING MAINT & REPAIR	20000.00	2726.36	2726.36	0.00	17273.64	86.37
1-4194-251	COPIER SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
1-4194-252	COPIER SERVICE AGREEMENT	0.00	0.00	0.00	0.00	0.00	0.00
1-4194-300	ELECTRICITY	2000.00	2128.33	2128.33	0.00	(128.33)	(6.42)
1-4194-315	EQUIPMENT PURCHASE	300.00	2932.07	2932.07	0.00	(2632.07)	(877.36)
1-4194-325	EQUIPMENT REPAIRS	100.00	0.00	0.00	0.00	100.00	100.00
1-4194-348	FIRE/SECURITY ALARM CONTRACT	195.00	240.00	240.00	0.00	(45.00)	(23.08)
1-4194-360	GENERAL SUPPLIES	600.00	437.21	437.21	0.00	162.79	27.13
1-4194-405	HEATING OIL	7000.00	3575.33	3575.33	0.00	3424.67	48.92
1-4194-408	OIL BURNER SERVICE	250.00	0.00	0.00	0.00	250.00	100.00
1-4194-500	LABOR CONTRACTED SERVICES	500.00	450.00	450.00	0.00	50.00	10.00
1-4194-588	LIABILITY INSURANCE	1788.00	2619.00	2619.00	0.00	(831.00)	(46.48)
1-4194-590	PROPERTY INSURANCE	2035.00	1436.00	1436.00	0.00	599.00	29.43
1-4194-744	RECHARGE FIRE EXTINGUISHERS	100.00	75.00	75.00	0.00	25.00	25.00
1-4194-774	SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00	0.00
1-4194-805	FAX LINE BASIC RATE	250.00	221.50	221.50	0.00	28.50	11.40
1-4194-810	FAX LINE TOLL CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
1-4194-905	WATER & SEWER SERVICE	600.00	353.65	353.65	0.00	246.35	41.06
1-4194-985	WORKERS' COMPENSATION	1.00	0.00	0.00	0.00	1.00	100.00
TOTAL TOWN HALL		42219.00	22024.45	22024.45	0.00	20194.55	47.83

CEMETERY DEPARTMENT

1-4195-101	TRUSTEES SALARIES	2150.00	1219.18	1219.18	0.00	930.82	43.29
1-4195-102	PART-TIME SALARIES	20000.00	12794.48	12794.48	0.00	7205.52	36.03
1-4195-103	PART-TIME SALARIES	12000.00	2865.00	2865.00	0.00	9135.00	76.13
1-4195-205	VEHICLE INSURANCE	445.00	445.00	445.00	0.00	0.00	0.00
1-4195-225	BIULDING MAINT & REPAIR	300.00	0.00	0.00	0.00	300.00	100.00
1-4195-239	CLOTHING ALLOWANCE	300.00	292.99	292.99	0.00	7.01	2.34

ACTUAL & BUDGETED EXPENSES & ENCUMBRANCE

Report Sequence = Fund or Acct Group

Account = First thru Last; Mask = #-###-###

Level of Detail = OBJECT; Level = 9

Fund: General Fund

Period: January 2025 to September 2025

Account Number	Account Name	Current Year Budgeted	Period Expenditures	Current Year Expenditures	Encumbrances	Balance Remaining	Percent Left
1-4442-261	MEDICAL	350.00	0.00	0.00	0.00	350.00	100.00
1-4442-262	RENT	20000.00	40758.34	40758.34	0.00	(20758.34)	(103.79)
1-4442-263	ELECTRICITY	3000.00	112.48	112.48	0.00	2887.52	96.25
1-4442-264	HEATING OIL	2500.00	354.90	354.90	0.00	2145.10	85.80
1-4442-265	WATER/SEWER	1000.00	0.00	0.00	0.00	1000.00	100.00
1-4442-266	CORD WOOD	1.00	0.00	0.00	0.00	1.00	100.00
1-4442-267	SNOW PLOWING & SANDING	1.00	0.00	0.00	0.00	1.00	100.00
1-4442-675	POSTAGE	75.00	0.00	0.00	0.00	75.00	100.00
1-4442-768	SEMINARS	240.00	20.00	20.00	0.00	220.00	91.67
1-4442-774	SOCIAL SECURITY	627.00	0.00	0.00	0.00	627.00	100.00
1-4442-861	VEHICLE FUEL	121.00	0.00	0.00	0.00	121.00	100.00
TOTAL WELFARE GENERAL ASSISTANCE		38000.00	45458.54	45458.54	0.00	(7458.54)	(19.63)

SUPPORT FOR PUBLIC SERVICES

1-4445-268	GAP MOUNTAIN GARDEN CLUB	0.00	0.00	0.00	0.00	0.00	0.00
1-4445-272	HELPING HAND CENTER, INC	0.00	0.00	0.00	0.00	0.00	0.00
1-4445-273	HOME HEALTH & HOSPICE	2691.00	2691.00	2691.00	0.00	0.00	0.00
1-4445-274	MEADOWOOD FIRE DEPARTMENT, INC	0.00	0.00	0.00	0.00	0.00	0.00
1-4445-276	TROY SENIOR CITIZENS	0.00	0.00	0.00	0.00	0.00	0.00
1-4445-278	SOUTHWESTERN COMMUNITY SERVICE	2500.00	2500.00	2500.00	0.00	0.00	0.00
1-4445-280	THE COMMUNITY KITCHEN, INC	0.00	0.00	0.00	0.00	0.00	0.00
1-4445-282	MONADNOCK CHILD ADVOCACY CNTR	2500.00	2500.00	2500.00	0.00	0.00	0.00
1-4445-283	CVTC	1500.00	1500.00	1500.00	0.00	0.00	0.00
1-4445-284	CASA	1500.00	1500.00	1500.00	0.00	0.00	0.00
1-4445-285	COMMUNITY KITCHEN	3000.00	3000.00	3000.00	0.00	0.00	0.00
1-4445-286	HUNDRED NIGHTS	0.00	0.00	0.00	0.00	0.00	0.00
1-4445-287	MONADNOCK FAMILY SERVICES	2662.00	2662.00	2662.00	0.00	0.00	0.00
1-4445-288	MONADNOCK CENTER FOR CRISIS	2280.00	2280.00	2280.00	0.00	0.00	0.00
1-4445-289	MONADNOCK DEVELOPMENTAL SERV	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPORT FOR PUBLIC SERVICES		18633.00	18633.00	18633.00	0.00	0.00	0.00

TOWN COMMON

1-4500-000	TOWN COMMON	1000.00	6223.29	6223.29	0.00	(5223.29)	(522.33)
1-4500-300	ELECTRICITY	600.00	492.81	492.81	0.00	107.19	17.87
1-4500-360	GENERAL SUPPLIES	750.00	801.93	801.93	0.00	(51.93)	(6.92)
1-4500-501	LABOR CONTRACTED SERVICES	8000.00	7600.24	7600.24	0.00	399.76	5.00
TOTAL TOWN COMMON		10350.00	15118.27	15118.27	0.00	(4768.27)	(46.07)



Town of Troy

16 Central Square - PO Box 249 - Troy, New Hampshire 03465

2026 HOLIDAY SCHEDULE

All full-time and part-time employees (who are scheduled to work on the holiday) will be granted the following holidays, with pay, effective on the date of employment:

New Year's Day	January 1, 2026
Martin Luther King, Jr. Day	January 19, 2026
President's Day	February 16, 2026
Patriot's Day	April 20, 2026
Memorial Day	May 25, 2026
Independence Day	July 3, 2026
Labor Day	September 7, 2026
Columbus Day	October 12, 2026
Veteran's Day	November 11, 2026
Thanksgiving Day	November 26, 2026
Christmas Day	December 25, 2026

Part-time employees will be compensated for the same number of hours and rate of pay, as they would receive for their regular work schedule provided the holiday falls on their regularly scheduled day/time.

Troy Select Board:

Curtis Hopkins– Chair

TJ Chasse

Richard H. Thackston, III



Town of Troy

16 Central Square - PO Box 249 - Troy, New Hampshire 03465

OUTDOOR VENDORS AND TRANSIENT SALES ORDINANCE PERMIT APPLICATION

Date: 10/1/2025

Applicant's Name: Alex Petit

Address: 430 NH RT 12 N, Fitzwilliam NH 03447

Home Phone: 774-641-6457

Business Phone: 603-899-5519

Emergency Phone: 774-641-6457

E-Mail Address: alex.petit@newwealth.com

Type of Business: Regulated Services: NO YES (If Yes, Attach NH Health Permit)

Food Sales: NO YES (If Yes, Attach NH Health Permit)

Cooking Device: NO YES (If Yes, Troy Fire Permit Shall Be Required)

Motor Vehicle: NO YES (Attach Registration and Verification of Insurance)

Type/Size of Vehicle: 2023 RAM 1500 (my vehicle)

Type/Size of Equipment: _____

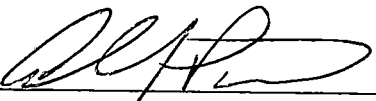
Sales Location: _____

Sales Area Size: _____

Sales Dates & Times: 9:30am - 6pm (as sunlight allows)

Employee Identification: (List the Names of all Employees Including the Applicant)
(Attach a Copy of Driver's License or ID for each Employee and the Applicant)

I, Alex Petit, hereby certify that I have read and understand the Town of Troy Outdoor Vendor and Transient Sales Ordinance. I am aware that a Permit issued under this Ordinance applies only to the information listed herein. Employees and the Applicant will always comply with the terms of the Ordinance at all times and I understand that this Permit may be revoked as provided in the Ordinance.

 12/1/25
Signature of Applicant Date:

Recommendation of Police Chief: Date:

Approve Deny

Recommendation of Fire Chief: Date:

Approve Deny

Board of Selectmen:

Date: _____

Special Conditions: _____

From: [Alex Petit](#)
To: [Town Administrator](#)
Subject: RE: Ordinance and Permit Form
Date: Wednesday, October 1, 2025 12:54:30 PM

Yes sir

From: Town Administrator <townadmin@troy-nh.us>
Sent: Wednesday, October 1, 2025 12:54 PM
To: Alex Petit <Alex.Petit@nerowealth.com>
Subject: Re: Ordinance and Permit Form

And it's for a financial service? Soliciting new business/clients?

*Jeremy Bourgeois, MPA
Town Administrator
Troy, NH
603-242-7722
www.troy-nh.us*

All communications to and from this email address may be subject to disclosure according to NH RSA 91-A

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From: Alex Petit <Alex.Petit@nerowealth.com>
Sent: Wednesday, October 1, 2025 12:52:26 PM
To: Town Administrator <townadmin@troy-nh.us>
Subject: RE: Ordinance and Permit Form

Oh, sorry about that.

I plan on going out between 9:30 am and 6pm (as sunlight allows) for as long as the permit allows.

I will be canvassing the surround towns, so I planned on a couple day each week until weather changes for the worst.

Just a reminder, I will not be selling anything. I am just introducing myself to the surrounding

areas.

I will also reach out prior to inform the local police department either the day before or the same day I plan to be in the area.

I hope this is sufficient but let me know if you need anything further.

Thank you.

From: Town Administrator <townadmin@troy-nh.us>

Sent: Wednesday, October 1, 2025 12:46 PM

To: Alex Petit <Alex.Petit@nerowealth.com>

Subject: RE: Ordinance and Permit Form

Do you have any additional information as to what you'll be going door to door for? I will want to provide that to those signing off on it.

Thank you.

Jeremy Bourgeois, MPA

Town Administrator

Troy, NH

603-242-7722

www.troy-nh.us

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From: Alex Petit <Alex.Petit@nerowealth.com>

Sent: Wednesday, October 1, 2025 12:30 PM

To: Town Administrator <townadmin@troy-nh.us>

Subject: RE: Ordinance and Permit Form

Hi Jeremy,

I appreciate you sending that over.

Attached is the completed form and copy of my id.

What is the timeline on this permit? Do I need to pick anything up?

Let me know if you need anything further from me.

Thank you and have a great day!

From: Town Administrator <townadmin@troy-nh.us>

Sent: Tuesday, September 30, 2025 3:21 PM

To: Alex Petit <Alex.Petit@nerowealth.com>

Subject: Ordinance and Permit Form

Here you go. You can email it back to me once completed.

Thank you.

Jeremy Bourgeois, MPA

Town Administrator

Troy, NH

603-242-7722

www.troy-nh.us

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If you wish to unsubscribe from marketing emails, please visit <https://www.raymondjames.com/email-unsubscribe/outlook/>.

Outdoor Vendor and Transient Sales Permit Application

Mr. Petit plans to solicit new clientele for his job in the financial services field. He won't be selling any physical products. He has stated that he would notify the Police Department prior to going door-to-door.

OWNER INFORMATION	SALES HISTORY	PICTURE
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MULLALLY, MICHAEL PLANTE, CHRISTA 4 GARDEN WAY TROY, NH 03465	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>06/02/2025</td> <td>3311</td> <td>646</td> <td>U123</td> <td></td> <td>1 H.A. DRUGG APARTMENTS</td> </tr> <tr> <td>06/23/2017</td> <td>2990</td> <td>0057</td> <td>U138</td> <td></td> <td>2,875 BOUCHER, KIMBERLY</td> </tr> <tr> <td>12/29/2014</td> <td>2891</td> <td>900</td> <td>U199</td> <td></td> <td>12,000 PERREAULT, THOMAS</td> </tr> <tr> <td>04/18/2008</td> <td>2504</td> <td>54</td> <td>U199</td> <td></td> <td>5,000 DRUGG JR, HERBERT A</td> </tr> <tr> <td>05/24/2007</td> <td>2437</td> <td>971</td> <td>U189</td> <td></td> <td>4,600 UNKNOWN</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	06/02/2025	3311	646	U123		1 H.A. DRUGG APARTMENTS	06/23/2017	2990	0057	U138		2,875 BOUCHER, KIMBERLY	12/29/2014	2891	900	U199		12,000 PERREAULT, THOMAS	04/18/2008	2504	54	U199		5,000 DRUGG JR, HERBERT A	05/24/2007	2437	971	U189		4,600 UNKNOWN	
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LISTING HISTORY	NOTES	
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02/11/25 MNPM 04/29/24 MNPR 07/27/23 GR07 08/07/18 KR14 07/09/13 JG02 06/08/09 RK14 04/27/09 DK01 07/08/04 TV14	GREY; 4/24 VAC; 2/25 NOH, PU MH, INT EST;	
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EXTRA FEATURES VALUATION	MUNICIPAL SOFTWARE BY AVITAR
--------------------------	------------------------------

<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Feature Type</th> <th>Units</th> <th>Lngh x Width</th> <th>Size Adj</th> <th>Rate</th> <th>Cond</th> <th>Market Value</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>SHED-VINYL</td> <td>120</td> <td>10 x 12</td> <td>193</td> <td>2.25</td> <td>100</td> <td>521</td> <td></td> </tr> <tr> <td colspan="6"></td> <td style="text-align: right;">500</td> <td></td> </tr> </tbody> </table>	Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	SHED-VINYL	120	10 x 12	193	2.25	100	521								500		<p style="text-align: center; font-weight: bold; font-size: 1.2em;">TROY ASSESSING OFFICE</p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="4" style="text-align: center;">PARCEL TOTAL TAXABLE VALUE</th> </tr> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td style="text-align: right;">\$ 13,800</td> <td style="text-align: right;">\$ 900</td> <td style="text-align: right;">\$ 0</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 14,700</td> </tr> <tr> <td>2024</td> <td style="text-align: right;">\$ 0</td> <td style="text-align: right;">\$ 0</td> <td style="text-align: right;">\$ 0</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 0</td> </tr> <tr> <td>2025</td> <td style="text-align: right;">\$ 220,500</td> <td style="text-align: right;">\$ 500</td> <td style="text-align: right;">\$ 0</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 221,000</td> </tr> </tbody> </table>	PARCEL TOTAL TAXABLE VALUE				Year	Building	Features	Land	2023	\$ 13,800	\$ 900	\$ 0	Parcel Total: \$ 14,700				2024	\$ 0	\$ 0	\$ 0	Parcel Total: \$ 0				2025	\$ 220,500	\$ 500	\$ 0	Parcel Total: \$ 221,000			
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LAND VALUATION	LAST REVALUATION: 2023
----------------	------------------------

Zone: RESIDENTIAL Minimum Acreage: 1.00 Minimum Frontage: 100 Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED
 Land Type 1F RES Neighborhood: E Cond Ad Valorem SPI R Tax Value Notes

<p>0 ac</p>



OWNER
MULLALLY, MICHAEL
 PLANTE, CHRISTA
 4 GARDEN WAY
 TROY, NH 03465

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

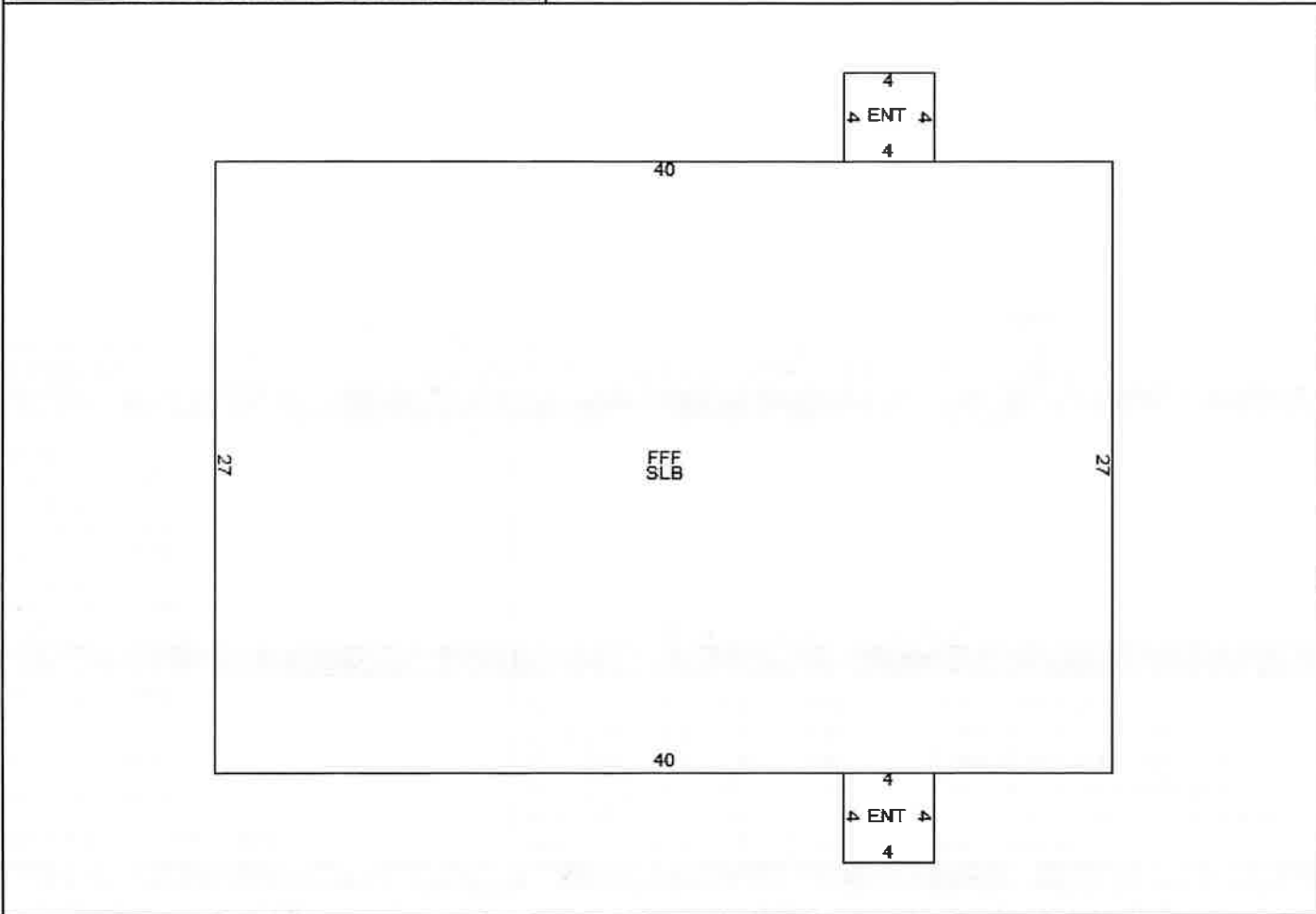
Model: **1.00 STORY FRAME DW MOBILE**
 Roof: **GABLE HIP/ASPHALT**
 Ext: **VINYL SIDING/ABOVE AVG**
 Int: **DRYWALL**
 Floor: **CARPET/LAMINATE/VINYL**
 Heat: **GAS/FA DUCTED**

Bedrooms: **3** Baths: **1.0** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A2 AVG+20**

Com. Wall:
 Size Adj: **1.2139** Base Rate: **MHD 130.00**
 Bldg. Rate: **1.5659**
 Sq. Foot Cost: **\$ 203.57**

PERMITS

Date	Permit ID	Permit Type	Notes
09/19/24	2024-26	NEW HOME	3BED MANUFACTURED HC
09/05/23	2023-28	DEMOLITION	2023 DEMOLISH DEMO M



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1080	1.00	1080
SLB	SLB	1080	0.00	0
ENT	ENTRY WAY	32	0.10	3
GLA:	1,080	2,192		1,083

2023 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 220,466**
 Year Built: **2024**
 Condition For Age: **AVERAGE**
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation:

Data Conversion
 Building Value: **\$ 220,500**

TROY BOARD OF SELECTMEN MEETING
THURSDAY, SEPTEMBER 18, 2025, 6:00 P.M.
TOWN HALL

DRAFT

1 **Selectmen present:** Chairman Hopkins, Selectman Thackston, Selectman TJ Chasse

2
3 **Also present:** Town Administrator Jeremy Bourgeois, Deb Fish, John Coons Sr., Jody
4 McDermott, Russell McDermott, Barb Clews, Steve Lynch, Bert Lang, Elizabeth Keith, Lynn
5 Smith, Marylee Obert, Karen Bradbury, Ethan Bradbury, J. Reed, Kim Rounds, Deb Sawyer,
6 Steve Sawyer, Colleen Tucker, Douglas Tucker, Madalyn Jalava, Lacey Jalava, Ben Jalava,
7 Marcia Wilson, Diane Purrington, Alan Purrington, Charles McDay, Elise Jalava, Hayden
8 Juniper, Dorothy Jalava, Philip Jalava, Xzavier Middleton, Sophia Cone, Jeanne Drugg, Scott
9 Wheeler, Mike Jakubowicz, Mark Buckman, Jamison VanDyke, Richard HKS Thackston,
10 Dennis Shackett, Hackler Mattson, Art Cable, Dave Ellis- Police Chief

11
12 **Chairman Hopkins called the meeting to order at 6:11 p.m.**

13
14 **BOARD MEMBER COMMENTS**

15 **Selectman Thackston:**

16 He noted that he recently attended three committee meetings. For the Historical Society, he
17 stated that additional Troy walking brochures need to be ordered. An electrician will be
18 contacted to look at the smoke detectors at Kimball Hall, which may need to be replaced. The
19 Historical Society had looked into air conditioning for the building but received quotes that were
20 quite high. Selectman Thackston offered to assist them with obtaining other quotes and options.
21 It was also noted that the underground oil tanks need to be taken care of and that the cost will
22 just go up the longer they are put off. There was some dialogue at their meeting regarding use of
23 the freight shed and possible upgrades to the windows and doors there. The purchase of historical
24 markers for the Troy Mills, Depot, and Town Common could be funded by the Marion Austin
25 historical sign fund. Opening up the Depot Wi-Fi for public access similar to the Gay-Kimball
26 Library was mentioned. Lastly, they would like to work on getting 501c3 status again as a
27 nonprofit organization, separate from the Town itself, which could make them eligible for grants
28 and other funding opportunities.

29
30 **MOTION** to authorize the creation of a new 501c3 organization for the Troy Historical Society,
31 Selectman Chasse, **SECOND** by Selectman Thackston. **VOTES: 3-0-0.**

32
33 The Budget Committee is going to create a standardized budget form for all departments and
34 committees to use going forward. He noted that the Committee would still like to shoot for a
35 10% reduction but that it may be too lofty of a goal. As previously mentioned, the Town would
36 like to move away from taking out a TAN (tax anticipation note) every year but still needs to
37 find a way to address cash flow concerns.

38
39 The Planning Board met with a developer about the possibility of converting the church at 33
40 School Street into ten residential units, with six in the church and four condominiums built in
41 back. This would require a variance from the Zoning Board of Adjustment. There was some
42 dialogue regarding the new state law allowing building permits on Class VI roads. There is a
43 new Master Plan vision statement that is being worked on, as the Town continues towards an
44 update of the current Master Plan.

46 **Selectman Chasse:**

47 It was noted that the Water and Sewer Commission discussed their 2026 budget at the most
48 recent meeting. Four of the five planned hydrant replacements are complete. There will be a
49 representative in Town on Monday to pour the concrete for the new flag poles on the triangle in
50 front of Town Hall.

51

52 **Chairman Hopkins:**

53 The Recreation Department is hosting senior exercise classes on Mondays. The 2026 fall festival
54 will take place on Saturday, October 4th from 9-2 on the Town Common.

55

56 **PUBLIC COMMENTS:**

57 Resident Steve Lynch asked about the Depot Street change. Chairman Hopkins noted that this is
58 on the agenda to be discussed next but wanted to ensure there were no other topics for public
59 comment. Seeing none, a lengthy discussion regarding Depot Street occurred.

60

61 The Chairman called for a ten-minute recess from 7:07-7:17 pm.

62

63 Resident Jody McDermott made a presentation regarding the change made for Depot Street,
64 which was added to the agenda via her request prior to this meeting. She asked and urged the
65 Board to reconsider the change and also asked everyone in attendance to remain civil and
66 respectful. It was asked if the Police Chief and EMS leadership were consulted regarding the
67 change and stated that vehicle accident data should be studied prior to making a decision like
68 this. Mr. Purrington said he believes if any change should be made, it should be to Water Street
69 and have it changed to one way due to the danger of getting out of Water Street and onto Route
70 12.

71

72 **MOTION** to change Depot Street back to a two-way street, Selectman Chasse, **SECOND** by
73 Selectman Thackston. **VOTES: 3-0-0.**

74

75 Chairman Hopkins called for a recess which lasted from 8:22-8:33 pm.

76

77 **NEW BUSINESS**

78 **PAXTON DEVELOPMENT- MAP 14, LOTS C-1 THROUGH C-5:**

79 Mr. Jamison Van Dyke addressed the Board regarding the recent land use change tax bills
80 received for his five parcels from a recent subdivision. He believes the tax bills are too high and
81 that the Town should have used different and more comparable sales than they did. He submitted
82 an abatement application for each of the lots for the Board's consideration. The Board will
83 consult with the Town Assessor and review his requests before making a decision, most likely at
84 their second meeting in October.

85

86 **MS-1 FORM (NH DRA SUMMARY INVENTORY OF VALUATION):**

87 The Board reviewed the draft MS-1 form completed by the Town Assessor

88

89 **MOTION** to sign and accept the MS-1 form as presented, Selectman Chasse, **SECOND** by
90 Selectman Thackston. **VOTES: 3-0-0.**

91

92

93

94 **TAX ABATEMENTS:**

95 The Board considered two tax abatement requests from the Tax Collector's office. Abatement
96 #1045 is for Map 11, Lot 3 CG02 in the amount of \$684. Abatement #1046 is for Map 5, Lot 3 in
97 the amount of \$1,199.

98
99 **MOTION** to table tax abatement request #1045 until additional information is gathered,
100 Selectman Chasse, **SECOND** by Selectman Thackston. **VOTES: 3-0-0.**

101
102 **MOTION** to approve tax abatement request #1046, Selectman Chasse, **SECOND** by Selectman
103 Thackston. **VOTES: 3-0-0.**

104
105
106 **TAX SUPPLEMENT WARRANTS:**

107 The Board considered two tax supplement warrants from the Tax Collector's office. For Map 13,
108 Lot 19, the Tax Collector is requesting \$1,207 be billed and for Map 27, Lot 16 the request is for
109 \$1,182. The Assessor had flagged the properties due to an error with the assessed value that
110 occurred at some point during the software conversion.

111
112 **MOTION** to approve the supplemental tax warrants for Map 13, Lot 19 and Map 27, Lot 16,
113 with the proper amended address, Selectman Thackston, **SECOND** by Selectman Chasse.
114 **VOTES: 3-0-0.**

115
116 **BUILDING PERMITS:**

117 The Board reviewed permits #2025-37, #2025-38, and #2025-39.

118
119 **MOTION** to approve building permit #2025-37 for Map 31, Lot 1, Selectman Thackston,
120 **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

121
122 **MOTION** to approve building permit #2025-38 for Map 7, Lot 24, Selectman Thackston,
123 **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

124
125 **MOTION** to approve building permit #2025-39 for Map 12, Lot 21, Selectman Thackston,
126 **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

127
128 **INTENT TO CUT:**

129 The Board reviewed an intent to cut for Map 17, Lot 37.

130
131 **MOTION** to approve the intent to cut for Map 17, Lot 37, Selectman Thackston, **SECOND** by
132 Selectman Chasse. **VOTES: 3-0-0.**

133
134 **INDEMNIFICATION- RSA 31:105:**

135 While the Town's liability insurance provides coverage for employees and volunteers
136 performing their regular duties, a question was recently asked if the Town had adopted the state
137 law for indemnification. The law addresses liability for damages done by officials while acting in
138 the scope of their employment or office. The Board asked the Town Administrator to consult
139 with legal counsel on if this is something to be adopted with a blanket vote or on a case-by-case
140 basis.

141

142 **TIMBER TAX BILLS:**

143 The Board reviewed the set of timber tax bills to be issued for this year.

144

145 **MOTION** to approve the following timber tax bills:

- 146 • Map 2 Lot 5, Map 3 Lot 6, & Map 4 Lot 5- \$14,802.30
- 147 • Map 38 Lot 4: \$3,304.67
- 148 • Map 31 Lot 8: \$10,679.84
- 149 • Map 24 Lot 1: \$2,987.82
- 150 • Map 5 Lot 19: \$3,240.99
- 151 • Map 2 Lot 1: \$4,777.08
- 152 • Map 29 Lot 2: \$14,799.85
- 153 • Map 13 Lot 1: \$2,638.20
- 154 • Map 28 Lot 6A: \$719.76
- 155 • Map 28 Lot 6: \$2,570.69
- 156 • Map 31 Lot 8A: \$306.97
- 157 • Map 28 Lot 8A: \$2,888.49
- 158 • Map 12 Lot 16: \$521.72
- 159 • Map 8 Lot 1A: \$108.12

160 Selectman Thackston, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

161

162 **2026 BUDGET SCHEDULE:**

163 The Board reviewed the draft 2026 budget presentation schedule, which outlines when each
164 board or department is to meet with the Selectmen and Budget Committee. The starting time for
165 Selectmen’s meetings will be changed from 5 pm to 6 pm.

166

167 **MOTION** to approve the 2026 budget schedule, with the Selectmen’s start time being changed
168 to 6 pm, Selectman Chasse, **SECOND** by Selectman Thackston. **VOTES: 3-0-0.**

169

170 **POLICE DEPARTMENT FIREWALL PURCHASE- EXPENDABLE TRUST FUND**

171 The Town Administrator requested that the Selectmen approve the withdrawal of \$1,965 from
172 the Computer Technology Expendable Trust Fund to cover the purchase of a new firewall for the
173 Police Department. The fund has a balance of close to \$14,000 currently.

174

175 **MOTION** to approve the withdrawal of \$1,965 from the Computer Technology Expendable
176 Trust Fund for the replacement of the Police Department firewall, Selectman Thackston,
177 **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

178

179 **OLD BUSINES**

180 **IMPACT FEES:**

181 This was tabled until the Planning Board adopts an updated Master Plan.

182

183 **HIRING POLICY:**

184 This was tabled for a future meeting.

185

186 **CENTRAL SQUARE SIDEWALK CURBING INVOICE:**
187 The Town Administrator asked the Board where they would like the \$2,000 reimbursement to
188 come from within the budget.

189
190 **MOTION** to reimburse Mr. Thackston \$2,000 for the Central Square curbing out of budget
191 account 4194, line 225- maintenance and repair, Chairman Hopkins, **SECOND** by Selectman
192 Chasse. **VOTES: 2-0-1, Selectman Thackston abstained.**

193
194 **RECREATION DEPARTMENT- HAUNTED HOUSE:**
195 The Board received a request to extend the timeframe for using the second floor of Town Hall
196 for the haunted house this Halloween. The Board agreed to allow them to begin their setup on
197 September 25th.

198
199 **BOSTON POST CANE:**
200 The Board received a request from the Historical Society to present the Boston Post Cane on
201 Sunday, September 28th. The Board was fine with the date but requested the time be pushed back
202 from 1 p.m. to 2 p.m.

203
204 **CONSENT AGENDA**

205 **MANIFEST:**

206 **MOTION** to approve the following payrolls:

- 207 • 8/29/25: \$22,794.57
- 208 • 9/8/25: \$32,203.77
- 209 • 9/15/25: \$25,605.89
- 210 • 9/22/25: \$23,751.92

211 Accounts payable:

- 212 • 8/28/25: \$31,545.97
- 213 • 8/29/25: \$200
- 214 • 9/4/25: 248,426.50
- 215 • 9/8/25: \$200
- 216 • 9/10/25: \$17,180.63
- 217 • 9/15/25: \$200
- 218 • 9/18/25: \$236,882.30

219 Selectman Thackston, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

220 **MINUTES:**

221 **MOTION** to approve the August 27, 2025 public meeting minutes as submitted, Selectman
222 Thackston, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

223
224 **MOTION** to approve the August 27, 2025 non-public meeting minutes as submitted, Selectman
225 Thackston, **SECOND** by Selectman Chasse. **VOTES: 3-0-0.**

226
227
228

229 **BOARD CORRESPONDENCE:**

230 The Town Administrator supplied the Board with the recently released 2025 county tax
231 apportionment. Troy’s percentage of valuation and tax liability increased from 1.9591% and
232 \$569,454 to 2.1323% and \$641,505.

233
234 The Board was provided with a letter from NHDOT stating that they did not damage the
235 electrical conduit on Marlborough Road and will not be covering the cost to repair it. The Town
236 has 30 days to appeal the decision. The Board asked the Town Administrator to consult with
237 town counsel and have them draft a letter to appeal if deemed feasible.

238
239 **ADMINISTRATIVE REPORT:**

240 None at this time.

241
242 **NON-PUBLIC SESSION 91-A:3, II (A) & (C):**

243 **MOTION** to enter into non-public session under RSA 91-A:3, II (A) & (C), Selectman
244 Thackston, **SECOND** by Selectman Chasse. **Roll Call Vote: Hopkins, Yes; Thackston, Yes;**
245 **Chasse, Yes.**

246
247 The Board entered non-public session at 9:57 p.m. While in non-public session, the Board
248 discussed a personnel matter.

249
250 **MOTION** to exit non-public session under RSA 91-A:3, II (A) & (C), Selectman Thackston,
251 **SECOND** by Selectman Chasse. **Roll Call Vote: Hopkins, Yes; Thackston, Yes; Chasse,**
252 **Yes.**

253
254 The Board of Selectmen exited the non-public Session at 10:00 p.m.

255
256 The Board of Selectmen meeting adjourned at 10:00 p.m.

257
258
259 **TROY SELECT BOARD:**

260
261
262
263 _____
Jeremy Bourgeois, Town Administrator

264
265
266
267 _____
Curtis Hopkins, Chairman

268
269
270
271 _____
TJ Chasse

272
273
274
275 _____
Richard H. Thackston, III




Lindsey M. Stepp
Commissioner

State of New Hampshire Department of Revenue Administration

109 Pleasant Street
PO Box 3718
Concord, NH 03302-3718
(603) 230-5000
www.revenue.nh.gov



 TOWN OF TROY
PO BOX 249
TROY NH 03465-0249

Selectmen's Office

Date: September 18, 2025
Letter ID: L0001422661
Case ID: 0-000-325-863

SEP 24 2025

Town of Troy, NH

2023 Assessment Review Report

The New Hampshire Department of Revenue Administration has completed its review of the TOWN OF TROY's assessments as required by RSA 21-J:11-a. The Department has considered the degree to which assessments in the TOWN OF TROY achieved substantial compliance with applicable statutes and rules. The Department considered compliance with the six assessment areas specifically identified in RSA 21-J:11-a and RSA 21-J:14-b I. (c).

- A. Level of assessments and uniformity of assessments are within acceptable ranges as recommended by the Assessing Standards Board (ASB) by considering, where appropriate, an assessment-to-sales-ratio study conducted by the Department for the municipality;
- B. Assessment practices substantially comply with applicable statutes and rules;
- C. Exemption and credit procedures substantially comply with applicable statutes and rules;
- D. Assessments are based on reasonably accurate data;
- E. Assessments of various types of properties are reasonably proportional to other types of properties within the municipality; and,
- F. For all revaluations including full revaluations, partial revaluations, cyclical revaluations and statistical updates conducted on or after the April 1, 2006 assessment year either by an independent contractor or an in-house assessor, a report based on the most recent edition of the Uniform Standards of Professional Appraisal Practice (USPAP) shall be produced.

In accordance with RSA 21-J:11-a,II, the Department shall report its findings to the ASB and the municipality. This letter constitutes our report.

After completing its review, the Department has determined that the TOWN OF TROY is not in substantial compliance with applicable assessing statutes and rules as identified in RSA 21-J:11-a, I and RSA 21-J:14-b, I(c) because it has not met one or more of the standards adopted by the ASB pursuant to N.H. Administrative Rule Asb 102.02. See Standards for Monitoring of Local Assessing Practices by the Department of Revenue Administration Adopted by the Assessing Standards Board April 14, 2023 (the ASB Standards).

The ASB standards not met include:

Asb III, B.1b Confidential Documents

Some public files contained confidential taxpayer information such as discharge paperwork, or financial documents. All confidential information must be stored separately in a secure non-public file, and either returned to

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.

the taxpayer or destroyed after a decision is made on the application.

Asb III, B.4d Land Use Change Tax

None of the land use change tax files reviewed contained a Form A-5 Bill, A-5W Warrant, or documentation supporting the appraisal of the disqualified land. When a land use change tax is processed, a properly filed, signed, and approved Form A-5 and A-5W, along with documentation supporting the appraisal of the land, must be retained on file.

Asb III, C.1a Credits

Several credit files did not contain a Form PA-33 where one should have been required, and two properties receiving a tax credit did not have any supporting documentation. Each property receiving a tax credit must have a corresponding file which contains a properly filed, signed, and approved application, and any relevant public documents to include correspondence with the taxpayer regarding requalification and approval.

Asb III, C.2 Religious, Educational, and Charitable Exemptions

The majority of approved applications for the full property tax exemption did not show any evidence of review and qualification. All organizations seeking the full property tax exemption must annually file an application, and the town must document their review and qualification of each.

Attached please find the Department's worksheets indicating areas that should be addressed.

Prior to the release of this report to the ASB you have an opportunity to respond to the findings in this report. Let us know within 30 days if you have a response to this letter.

We would like to thank you and the staff members who assisted the Department for working with us in an understanding and cooperative manner.

If you have any questions about this letter, contact the Department between the hours of 8:00 AM and 4:30 PM, Monday through Friday.

NH Department of Revenue Administration
Municipal and Property Division
(603) 230-5950



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Confidential Documents

Name of Municipality:

Date of Review:

1. Are the following documents kept in a non-public file?

DD214 or other discharge documents	Yes
VA Disability Forms	Yes
Social Security disability forms	Yes
Department of Education blind form	Yes
Income and Asset Information	Yes
All other documents provided with any PA-29 application	Yes
Trust Documents provided with PA-33 Statement of Qualification (RSA 72:33 V.)	Yes

2. Are the following documents returned to the applicant or destroyed?

DD214 or other discharge documents	Yes
VA Disability Forms	Yes
Social Security disability forms	Yes
Department of Education blind form	Yes
Income and Asset Information	Yes
All other documents provided with any PA-29 application	Yes
Trust Documents provided with PA-33 Statement of Qualification (RSA 72:33 V.)	Yes

3. Were any of the above documents found in public files?

Comment: There were bank statements and W-2s found in some files.

DRA Appraiser Signature:

Date:



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Land Use Change Tax Worksheet

Name of Municipality: TOWN OF TROY

Date of Review: April 17, 2024

Parcel ID	Signed and Recorded Form A-5 LUCT Bill	Form A-5W has been submitted to the Tax Collector	Documentation for Assigned Market Value	Standard Met
006-004	Yes	No	No	No

Comment: No A-5w and no market value documentation.

019-021-A	Yes	No	No	No
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Comment: No A-5w and no market value documentation.

019-030-F	Yes	No	No	No
-----------	-----	----	----	----

Comment: Has no A-5W or market value documentation

026-014	No	No	No	No
---------	----	----	----	----

Comment: Nothing filed and no market value documentation.

026-014-A	No	No	No	No
-----------	----	----	----	----

Comment: Nothing filed and no market value documentation.

DRA Appraiser Signature: Kristopher Fowler

Date: September 18, 2025



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Credits Worksheet

Name of Municipality: TOWN OF TROY

Date of Review: April 17, 2024

Parcel ID	Application Completed/Timely Filed	Application Approved and Signed	PA-33 form filed and approved	Reviewed within the past five years	Standard Met
008-0006	No	No	N/A	No	No

Comment: Nothing filed

010-002	Yes	Yes	No	Yes	No
---------	-----	-----	----	-----	----

Comment: No PA-33

011-016-A	Yes	Yes	No	Yes	No
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Comment: No PA-33

012-038	Yes	Yes	No	Yes	No
---------	-----	-----	----	-----	----

Comment: No PA-33

013-0014	Yes	Yes	N/A	Yes	Yes
----------	-----	-----	-----	-----	-----

Comment:

013-0015	Yes	Yes	N/A	Yes	Yes
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Comment:

013-009	Yes	Yes	N/A	Yes	Yes
---------	-----	-----	-----	-----	-----

Comment:

014-0002-B	Yes	Yes	N/A	Yes	Yes
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Comment:

014-0003-A	Yes	Yes	N/A	Yes	Yes
------------	-----	-----	-----	-----	-----

Comment:

018-0023-A	Yes	Yes	N/A	Yes	Yes
------------	-----	-----	-----	-----	-----

Comment:

018-0139	Yes	Yes	N/A	Yes	Yes
----------	-----	-----	-----	-----	-----

Comment:

018-0144	Yes	Yes	No	Yes	No
----------	-----	-----	----	-----	----

Comment: No PA-33



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Credits Worksheet

Name of Municipality: TOWN OF TROY

Date of Review: April 17, 2024

Parcel ID	Application Completed/Timely Filed	Application Approved and Signed	PA-33 form filed and approved	Reviewed within the past five years	Standard Met
018-0155	Yes	Yes	N/A	Yes	Yes

Comment:

018-0193-WP36	Yes	Yes	N/A	Yes	Yes
---------------	-----	-----	-----	-----	-----

Comment:

018-040	Yes	Yes	No	Yes	No
---------	-----	-----	----	-----	----

Comment: No PA-33

018-084	Yes	Yes	No	Yes	No
---------	-----	-----	----	-----	----

Comment: No PA-33

018-087	Yes	Yes	N/A	Yes	Yes
---------	-----	-----	-----	-----	-----

Comment:

018-171	Yes	Yes	N/A	Yes	Yes
---------	-----	-----	-----	-----	-----

Comment:

018-191	Yes	Yes	N/A	Yes	Yes
---------	-----	-----	-----	-----	-----

Comment:

019-056	No	No	N/A	No	No
---------	----	----	-----	----	----

Comment: Nothing filed

020-002	Yes	Yes	N/A	Yes	Yes
---------	-----	-----	-----	-----	-----

Comment:

021-0008	Yes	Yes	No	Yes	No
----------	-----	-----	----	-----	----

Comment: No PA-33

021-003-A	Yes	Yes	N/A	Yes	Yes
-----------	-----	-----	-----	-----	-----

Comment:

026-0019	Yes	Yes	N/A	Yes	Yes
----------	-----	-----	-----	-----	-----

Comment:



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Credits Worksheet

Name of Municipality: TOWN OF TROY

Date of Review: April 17, 2024

Parcel ID	Application Completed/Timely Filed	Application Approved and Signed	PA-33 form filed and approved	Reviewed within the past five years	Standard Met
026-021-B	Yes	Yes	N/A	Yes	Yes

Comment:

027-0001-A1	Yes	Yes	No	Yes	No
-------------	-----	-----	----	-----	----

Comment: No PA-33

027-011-B	Yes	Yes	N/A	Yes	Yes
-----------	-----	-----	-----	-----	-----

Comment:

DRA Appraiser Signature: Kristopher Fowler

Date: September 18, 2025



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Religious, Educational, and Charitable Exemptions Worksheet

Name of Municipality: TOWN OF TROY

Date of Review: April 17, 2024

Parcel ID	Institution Type	Year			
018-0268 Standard Met: No	Religious	2023	A-9	No	Comment No 2023 A-9 & no review
			A-12	N/A	
			Review	No	
		2022	A-9	No	Comment No 2022 A-9 & no review
			A-12	N/A	
			Review	No	
		2021	A-9	Yes	Comment No review
			A-12	N/A	
			Review	No	
		2020	A-9	Yes	Comment No review
			A-12	N/A	
			Review	No	
		2019	A-9	Yes	Comment No review
			A-12	N/A	
			Review	No	
018-0227 Standard Met: No	Religious	2023	A-9	No	Comment No 2023 A-9 & no review
			A-12	N/A	
			Review	No	
		2022	A-9	No	Comment No 2022 A-9 & no review
			A-12	N/A	
			Review	No	
		2021	A-9	Yes	Comment No review
			A-12	N/A	
			Review	No	
		2020	A-9	Yes	Comment No review
			A-12	N/A	
			Review	No	
		2019	A-9	Yes	Comment No review
			A-12	N/A	
			Review	No	



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Religious, Educational, and Charitable Exemptions Worksheet

Name of Municipality: TOWN OF TROY

Date of Review: April 17, 2024

Parcel ID	Institution Type	Year						
002-005 Standard Met: No	Charitable	2023	A-9	Yes	Comment			
			A-12	Yes		No review		
			Review	No				
		2022	A-9	Yes	Comment			
			A-12	Yes		No review		
			Review	No				
		2021	A-9	Yes	Comment			
			A-12	Yes		No review		
			Review	No				
		2020	A-9	Yes	Comment			
			A-12	Yes		No review		
			Review	No				
		2019	A-9	Yes	Comment			
			A-12	Yes		No review		
			Review	No				
		003-002 Standard Met: No	Charitable	2023	A-9	Yes	Comment	
					A-12	Yes		no review
					Review	No		
2022	A-9			Yes	Comment			
	A-12			Yes		no review		
	Review			No				
2021	A-9			Yes	Comment			
	A-12			Yes		no review		
	Review			No				
2020	A-9			Yes	Comment			
	A-12			Yes		no review		
	Review			No				
2019	A-9			Yes	Comment			
	A-12			Yes		no review		
	Review			No				



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Religious, Educational, and Charitable Exemptions Worksheet

Name of Municipality: TOWN OF TROY

Date of Review: April 17, 2024

Parcel ID	Institution Type				Year		
003-003 Standard Met: No	Charitable	2023	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2022	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2021	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2020	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2019	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		003-004 Standard Met: No	Charitable	2023	A-9	Yes	Comment
					A-12	Yes	
					Review	Yes	
2022	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			
2021	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			
2020	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			
2019	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Religious, Educational, and Charitable Exemptions Worksheet

Name of Municipality: TOWN OF TROY **Date of Review:** April 17, 2024

Parcel ID	Institution Type	Year					
003-005 Standard Met: No	Charitable	2023	A-9	Yes	Comment		
			A-12	Yes			
			Review	Yes			
		2022	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2021	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2020	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2019	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		003-001 Standard Met: No	Charitable	2023	A-9	Yes	Comment
					A-12	Yes	
					Review	Yes	
2022	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			
2021	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			
2020	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			
2019	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Religious, Educational, and Charitable Exemptions Worksheet

Name of Municipality: TOWN OF TROY

Date of Review: April 17, 2024

Parcel ID	Institution Type				Year	
003-006 Standard Met: No	Charitable	2023	A-9	Yes	Comment	
			A-12	Yes		
			Review	Yes		
		2022	A-9	Yes	Comment no review	
			A-12	Yes		
			Review	No		
		2021	A-9	Yes	Comment no review	
			A-12	Yes		
			Review	No		
		2020	A-9	Yes	Comment no review	
			A-12	Yes		
			Review	No		
		2019	A-9	Yes	Comment no review	
			A-12	Yes		
			Review	No		
003-007 Standard Met: No	Charitable	2023	A-9	Yes	Comment	
			A-12	Yes		
			Review	Yes		
		2022	A-9	Yes	Comment no review	
			A-12	Yes		
			Review	No		
		2021	A-9	Yes	Comment no review	
			A-12	Yes		
			Review	No		
		2020	A-9	Yes	Comment no review	
			A-12	Yes		
			Review	No		
		2019	A-9	Yes	Comment no review	
			A-12	Yes		
			Review	No		



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Religious, Educational, and Charitable Exemptions Worksheet

Name of Municipality: TOWN OF TROY

Date of Review: April 17, 2024

Parcel ID	Institution Type	Year					
004-004 Standard Met: No	Charitable	2023	A-9	Yes	Comment		
			A-12	Yes			
			Review	Yes			
		2022	A-9	Yes	no review		
			A-12	Yes			
			Review	No			
		2021	A-9	Yes	no review		
			A-12	Yes			
			Review	No			
		2020	A-9	Yes	no review		
			A-12	Yes			
			Review	No			
		2019	A-9	Yes	no review		
			A-12	Yes			
			Review	No			
		005-014 Standard Met: No	Charitable	2023	A-9	Yes	Comment
					A-12	Yes	
					Review	Yes	
2022	A-9			Yes	no review		
	A-12			Yes			
	Review			No			
2021	A-9			Yes	no review		
	A-12			Yes			
	Review			No			
2020	A-9			Yes	no review		
	A-12			Yes			
	Review			No			
2019	A-9			Yes	no review		
	A-12			Yes			
	Review			No			



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Religious, Educational, and Charitable Exemptions Worksheet

Name of Municipality: TOWN OF TROY

Date of Review: April 17, 2024

Parcel ID	Institution Type				Year		
005-017 Standard Met: No	Charitable	2023	A-9	Yes	Comment		
			A-12	Yes			
			Review	Yes			
		2022	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2021	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2020	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2019	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		006-014 Standard Met: No	Charitable	2023	A-9	Yes	Comment
					A-12	Yes	
					Review	Yes	
2022	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			
2021	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			
2020	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			
2019	A-9			Yes	Comment no review		
	A-12			Yes			
	Review			No			



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Religious, Educational, and Charitable Exemptions Worksheet

Name of Municipality: TOWN OF TROY **Date of Review:** April 17, 2024

Parcel ID	Institution Type				Year		
007-018 Standard Met: No	Charitable	2023	A-9	Yes	Comment		
			A-12	Yes			
			Review	Yes			
		2022	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2021	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2020	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		2019	A-9	Yes	Comment no review		
			A-12	Yes			
			Review	No			
		018-130 Standard Met: No	Religious	2023	A-9	No	Comment nothing filed
					A-12	N/A	
					Review	No	
2022	A-9			No	Comment nothing filed		
	A-12			N/A			
	Review			No			
2021	A-9			No	Comment nothing filed		
	A-12			N/A			
	Review			No			
2020	A-9			No	Comment nothing filed		
	A-12			N/A			
	Review			No			
2019	A-9			No	Comment nothing filed		
	A-12			N/A			
	Review			No			



NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL AND PROPERTY DIVISION

Religious, Educational, and Charitable Exemptions Worksheet

Name of Municipality: TOWN OF TROY **Date of Review:** April 17, 2024

Parcel ID	Institution Type	Year					
013-001 Standard Met: Yes	Charitable	2023	A-9	Yes	Comment This property is part of the Troy Redevelopment Group and no longer qualify per Town.		
			A-12	Yes			
			Review	Yes			
		2022	A-9	Yes	Comment		
			A-12	Yes			
			Review	Yes			
		2021	A-9	Yes	Comment		
			A-12	Yes			
			Review	Yes			
		2020	A-9	Yes	Comment		
			A-12	Yes			
			Review	Yes			
		2019	A-9	Yes	Comment		
			A-12	Yes			
			Review	Yes			
		013-002 Standard Met: Yes	Charitable	2023	A-9	Yes	Comment This property is part of the Troy Redevelopment Group and no longer qualify per Town.
					A-12	Yes	
					Review	Yes	
2022	A-9			Yes	Comment		
	A-12			Yes			
	Review			Yes			
2021	A-9			Yes	Comment		
	A-12			Yes			
	Review			Yes			
2020	A-9			Yes	Comment		
	A-12			Yes			
	Review			Yes			
2019	A-9			Yes	Comment		
	A-12			Yes			
	Review			Yes			

DRA Appraiser Signature: Kristopher Fowler

Date: September 18, 2025

NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL AND PROPERTY DIVISION
Municipal Bureau
2026 State Education Property Tax Warrant
Pursuant to RSA 76:8

NH DEPARTMENT OF REVENUE ADMINISTRATION FOR TAX YEAR BEGINNING 4/1/2026 (Rounded to nearest dollar)	TOTAL EQUALIZED VALUATION NOT INCLUDING UTILITIES 4/1/2024	RSA 76:3 WARRANT AMOUNT TOTAL EQUALIZED VALUE TIMES TAX RATE OF \$1.030 PER \$1,000 VALUE
Springfield	395,529,163	407,395
Stark	173,817,011	179,032
Stewartstown	213,106,771	219,500
Stoddard	476,738,319	491,040
Strafford	1,162,173,920	1,197,039
Stratford	136,773,771	140,877
Stratham	2,673,270,466	2,753,469
Success	24,855,299	25,601
Sugar Hill	325,053,525	334,805
Sullivan	114,664,973	118,105
Sunapee	2,895,135,006	2,981,989
Surry	156,819,702	161,524
Sutton	583,464,827	600,969
Swanzy	1,068,996,288	1,101,066
Tamworth	724,173,792	745,899
Temple	289,253,348	297,931
Thompson & Meserve's Purchase	15,411,128	15,873
Thornton	945,390,630	973,752
Tilton	1,066,955,441	1,098,964
Troy	254,030,662	261,652
Tuftonboro	2,450,936,625	2,524,465
Unity	245,203,770	252,560
Wakefield	2,364,606,289	2,435,544
Walpole	770,728,440	793,850
Warner	614,812,897	633,257
Warren	156,576,763	161,274
Washington	499,689,903	514,681
Waterville Valley	717,944,108	739,482
Weare	1,807,625,288	1,861,854
Webster	414,255,726	426,683
Wentworth	236,663,227	243,763
Wentworth's Location	22,671,298	23,351
Westmoreland	287,856,358	296,492
Whitefield	411,485,640	423,830
Wilmot	382,958,743	394,447
Wilton	768,910,182	791,977
Winchester	538,683,495	554,844
Windham	5,337,802,436	5,497,937
Windsor	57,387,527	59,109
Wolfeboro	4,764,826,388	4,907,771
Woodstock	617,798,657	636,333
State Totals	353,471,568,367	364,075,715



Lindsey M. Stepp
Commissioner

**State of New Hampshire
Department of Revenue Administration**

109 Pleasant Street
PO Box 487 Concord, New Hampshire 03302-0487
Telephone (603) 230-5000
www.revenue.nh.gov



MUNICIPAL AND PROPERTY
DIVISION
Adam A. Denoncour
Assistant Director

**EDUCATION TAX WARRANT
FOR TAX YEAR 2026**

September 29, 2025

To the Selectmen or Assessors of **Troy**

In accordance with the provisions of RSA 76:8 II, you are hereby required to assess the sum of \$ **261,652** for the 2026 Education Tax. Per RSA 76:3, this amount is based on a uniform rate of **\$1.030**/1000 of the 2024 equalized valuation without utilities in the amount of **\$254,030,662**.

Adam Denoncour, Assistant Director
Municipal & Property Division

Note: This warrant amount will be used to calculate your locally assessed state education rate in the fall of 2026.

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.

CHESHIRE COUNTY AT A GLANCE - TROY



Cheshire County is one of the ten New Hampshire Counties. It covers 729 miles spanning over 22 towns and the City of Keene. The County has 20 departments that provide a wide variety of services largely focused on health, public safety, and justice oriented programs to the residents of the County.

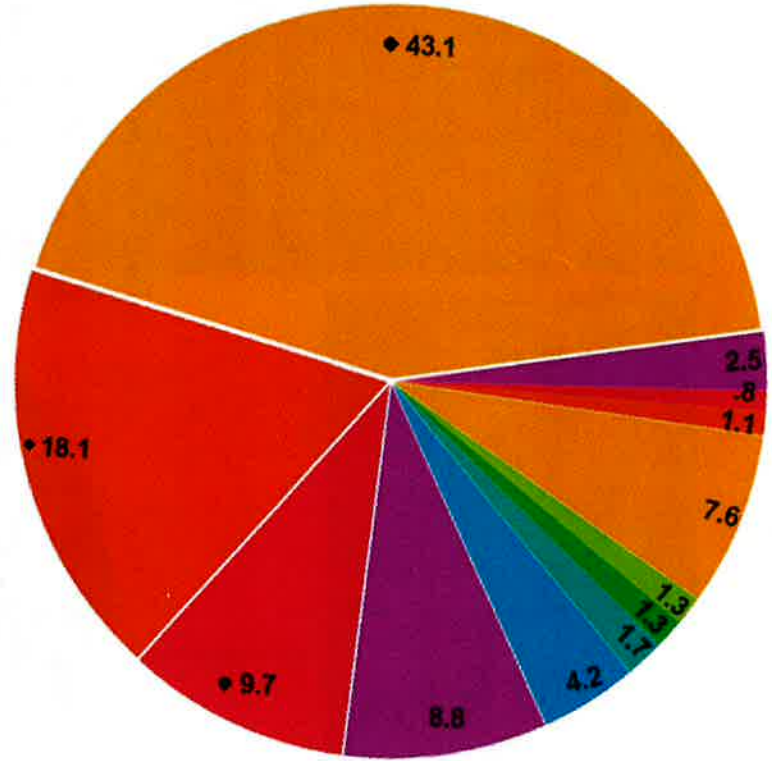
Departments:

- 1) Maplewood Nursing Home
 - Assisted Living
- 2) Department of Corrections
- 3) Cheshire County EMS
- 4) Connected Families
- 5) Commissioner's Office
- 6) Sheriff's Department
 - Dispatch
- 7) County Attorney
 - Victim Witness
 - Regional Prosecutor
- 8) Register of Deeds
- 9) County Treasurer
- 10) Finance
- 11) Human Resources
- 12) Information Technology
- 13) Treatment Court
- 14) Behavioral Health Court
- 15) Safety
- 16) Restorative Justice
- 17) Grants
- 18) Communications
- 19) UNH Cooperative Extension
- 20) Conservation District

Programs:

- 1) Cheshire County Community Power
- 2) HandyMan Program
- 3) Cheshire County EMS Academy
- 4) SMART Ride Partnership

Percentage of Total Cheshire County Employees by Department. Total Employees = 465



Recognitions

Recipient, 2024 National Association of Counties (NACO) Achievement Award for the creation of the first County-Run EMS Program in New England.

Recipient 2024 NACO Achievement Award for the HandyMan Program, to support the ability of low income people to live in their homes after a health crisis with accessible home modifications.

Taxes to be Raised by County, 2019-2025

	Belknap	Carrol	Cheshire	Coos	Grafton	Hillsborough	Merrimack	Rockingham	Strafford	Sullivan
2019	-0.007	0	0.73	0	3	0	1.92	1.57	3.3	-1.5
2020	0	4.5	1.39	5	4	0	0.31	2.38	3.3	2.4
2021	-11	6.7	0	0.004	-0.005	4	-1	-1.2	2.9	0
2022	18	0.007	1.31	0	0	3	0	0.7	4.7	3.8
2023	33	29	0	0	-1.2	16	1.36	0	5.8	8.9
2024	12	0	-0.009	0	-0.007	0	7.6	3.1	4.2	9.9
2025	5.6	5	3.4	2.4	11.5	20	5.5	4	3	6.3
Average	8.2	6.5	0.97	1	2.5	6.1	2.2	1	3.9	4.3

Troy Tax Breakdown Per Every \$1,000

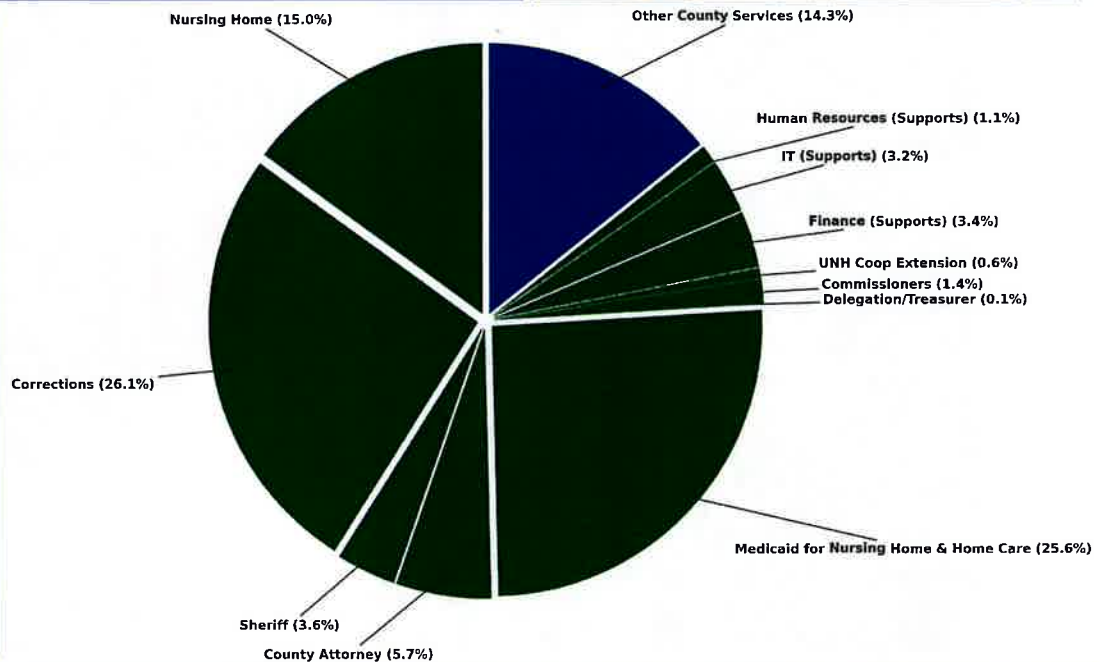
	Net Valuation	Equalized Valuation*	Percentage
Town:	\$6.78	\$5.79	36.47%
Local Education	\$8.50	\$7.27	45.72%
State Education	\$1.13	\$0.97	6.08%
County	\$2.18	\$1.86	11.73%
Total	<u>\$18.59</u>	<u>\$15.89</u>	100%

*Equalization adjusts property valuations within each municipality against current market values (Department of Revenue Admin.)



Statutorily Required Services (Green) = 85.7% of County Taxes

Other County Services (Blue) = 14.3% of County Taxes



Projects Completed Without Utilizing Taxes

Sheriff's Department: Replaced the dispatch center's analog network with a wide-area digital radio system, including engineering studies and rural coverage enhancements. Funded \$4.4 million.

Southwest NH District Fire Mutual Aid: Helped fund their inter-emergency services communications infrastructure replacement that had needed to be updated for 10-15 years. Total project cost, \$4.8 million, funded \$2.7 million.

Courthouse Renovations: Updated the Old Courthouse in Keene to be utilized as the central administration building. Funded \$1.6 million.

Historical Window Renovations: Rehabilitated 82 windows in the Old Courthouse. Funded \$200 thousand.

Energy/HVAC Upgrades: Performed necessary energy efficiency upgrades across multiple county campuses, as well as HVAC replacements. Funded \$2.3 million.

Representative Rhodes

- HB 348/ local welfare bill- retained in committee. Will be voted on when the body returns
- HB 559/ staffing requirements in emergency medical transport vehicles -ITL
- Fish for forest lake-
- ATV access for walking disability
- HB 405/ commission for human trafficking and increased penalties for buying prostitution

HB 1 and 2- budget.

- Agreement with first responders to establish a better retirement system
- Repealed state car insp. The owner must have a vehicle in safe and road worthy operation to be driven.
- Banned the use of cellphones from bell-to-bell in schools
- Sept.1, 2025 for adequacy aid amounts

Local and municipal

- HB 374,
ensuring that procedures for adopting a local tax cap are clearly stated in the law.

- HB 200
requiring a supermajority vote of the legislative body to override a local tax cap

- HB 138
requiring notations stating their tax impacts on the annual budget

● HB 165

Increased the maximum annual amount of disaster relief funding a municipality may receive from the state disaster relief fund, assisting towns in rebuilding in spite of the federal government's slow response times in addressing emergency responses

(The bill seeks to restore the original \$100,000 disaster relief funding for municipalities, which was reduced to \$25,000 last year.

The current \$25,000 grant is insufficient for meaningful disaster relief in small communities. The funding is not enough to fix roads or help a community recover after natural disasters like flooding.

This bill corrects language suggested by Homeland Security Emergency Management to clarify disaster relief funding from this program is separate from other funding sources.)

- **HB 577**

Allowed for construction of ADUs by right on property

- **HB 467**

Allowed towns to vote to establish Social Districts, where patrons may openly enjoy alcoholic beverages

- **HB 150**

Removed barriers to homestead food operations, allowing them more freedom to run their businesses in a reasonable and safe manner (allowed to use a commercial stove)

- **SB 87**

Allowed salons and barber shops to serve alcohol to patrons

EDUCATION

- **SB 295**

Universal EFA Program

- **HB 10**

Parental Bill of Rights

- **SB 97**

establishing intra-district public school transfers

- **HB 90**

Assisted in combating staffing shortage by reforming the definition of part-time teachers

- **HB394**

directs the cooperative school district budget committee to review and provide a recommendation on all proposed warrant articles or supplemental appropriations involving the expenditure of funds. The bill also changes the school board appointed member on the cooperative school board budget committee to a non-voting ex-officio role.

Criminal Justice and Public Safety

- HB 592

bail reform !!

- HB 468

Boosted protections against reckless and dangerous driving

- HB 638

Stopped attempts to let prisoners on life sentences without parole walk free

- HB 73

Assisted in combating the scourge of addiction by redefining harm reduction and drug misuse for the purpose of alcohol and drug misuse, treatment, and prevention

- SB 58

expanding prosecution against death resulting cases against drug dealers

- HB 776

Enhanced drunk driving laws to ensure better road safety around the Granite State

- HB 282

Increased maximum benefits for first responders injured in the line of duty

- SB 148

Prohibited convicted murderers from financially profiting off of their heinous acts

- HB 218

Assisted victims of crimes by ensuring that they have a right to request a free copy of their case

- SB 151

Combatted handicap placard fraud

- HB 468

Ensured that rouge aircraft and drones are not used for nefarious purposes within the state of New Hampshire .

- SB 22

Gave DHHS the ability to partner with state police to partner with criminal record checks for childcare licensing, ensuring that children are cared for by safe individuals

- **HB 153**

Took action against animal cruelty by establishing a committee to study how to assist in investigations, trainings, and prompt responses to incidents

- **HB 62**

Assisted survivors of Domestic Violence by allowing law enforcement to enforce military protective orders in civilian jurisdictions

Potential 2026 Amendments

For Public Hearing October 15, 2025

#1: Amend Article XII – Supplemental Provisions, in order to be compliant with state law, as follows:

- G. **Accessory Dwelling Units.** Accessory Dwelling Units (man’s) are permitted by right in all districts where residential uses are allowed, subject to the following:
1. Accessory Dwelling Units (ADU) are permitted only in association with a single-family dwelling. Only one such unit is permitted per single-family dwelling, which may be an existing or newly-constructed residence. The ADU may be within or attached to the primary dwelling, or in a separate structure on the same lot.
 2. The ADU may not be larger than 1,000 square feet in total.
 3. If the ADU is attached to or within the primary dwelling:
 - a. The ADU may not be larger than the primary dwelling.
 - ~~b. There must be an interior door between the ADU and the primary dwelling.~~
 4. The property owner shall provide the documentation to demonstrate that there are adequate sewage disposal facilities and water supply for both dwellings.
 5. Adequate provisions shall be made for ~~at least~~ one off-street parking **space**.
 6. Access shall be provided through the existing curb cut.
 7. Either the primary residence or the ADU shall be occupied by the property owner, except for bona fide temporary absences.
 8. Neither the primary dwelling nor the ADU shall be converted to a condominium or any other form of legal ownership distinct from the ownership of the existing primary dwelling.
 9. ***A detached structure may be converted into an ADU, even if the structure does not meet the setback or lot coverage requirements of the district.***

NOTE: The older references to ADU’s are still in the ordinance where they required special exception approval. These need to be removed, and that will be part of this ballot question.

Explanation: This amendment is necessary in order to comply with recent state legislation.

#2: Amend Article XII – Supplemental Provisions, Paragraph E. Parking Standards to be compliant with state law, as follows:

<u>TYPE OF USE</u>	<u>MINIMUM SPACES REQUIRED</u>
All Residential Uses	2 1 spaces per dwelling unit

Explanation: This amendment is necessary in order to comply with recent state legislation.

#3: Amend Article IV – Village District to allow multi-family housing, and renumber the section, as follows:

A. Permitted Uses

1. One and two-family dwellings.
2. **Multi-family dwellings subject to the following:**
 - a. *If the structure is more than one floor, the ground floor may be required to be used for a retail or service establishment.*
 - b. *There may be no more than four (4) units in one building, and no more than one (1) building on a lot.*
 - c. *If the proposed use involves the conversion of an existing structure, the structure is exempt from complying with setback, frontage, or height requirements, provided that the existing characteristics do not change.*

Explanation: This amendment is necessary in order to comply with recent state legislation.

#4: Amend Article VII – Rural District and Article VIII – Mountain to allow increase the minimum lot size, as follows:

C. Lot and Yard Requirements

1. Each lot shall have a minimum area of ~~two (2)~~ **three (3)** acres, with at least two hundred (200) feet of contiguous frontage.

Explanation: The purpose of this amendment is to ensure that the rural identity of these areas is preserved and to discourage suburban-style subdivisions.

#5: Amend Section III – General Requirements for the Subdivision of Land, Paragraph D – Lots, of the Subdivision Regulations by adding a new subparagraph 4 as follows:

- 4) Lots should not create odd-shaped and unusable remnants of land. The depth of any lot shall not exceed three times its width, unless approved by the Board for good cause. Lots shall be capable of containing a square of 100 feet on each side, exclusive of wetlands and slopes greater than 25%.



Explanation: The purpose of this amendment is to ensure that new lots are of a shape that is functional and do not create areas of the lot that are effectively unusable.

#6: Amend the Site Plan Review Regulations, Section X – Extension and Expiration of Approvals, as follows:

SECTION X. EXTENSION AND EXPIRATION OF APPROVALS

- A. Approved and conditionally-approved subdivisions that have not yet been signed have ~~one (1) year~~ **two (2) years** from the date of approval to meet the conditions of approval and have the plan signed. Prior to expiration the applicant may apply for a six (6) month extension to allow time to complete the conditions of approval, for good cause shown.
- B. Signed site plans have ~~two (2)~~ **three (3)** years from the date of signing to ~~submit any required bonding and~~ complete active and substantial development or building, as agreed upon at approval and stated on the plan. Prior to expiration the applicant may apply for a twelve (12) month extension, for good cause shown. The Planning Board may determine at the time of approval what constitutes “active and substantial.”
- C. Applications for extensions must be in writing and will be heard at a regular Planning Board meeting. The Planning Board may consider additional extensions; however, that decision is at the Planning Board’s discretion.

Explanation: This amendment is necessary in order to comply with recent state legislation.