

Town of Albany, New Hampshire  
Planning Board Meeting Minutes  
Monday, April 24, 2017 7:00PM

Next Monthly meeting - Monday, May 8, 2017 7:00 P.M

These minutes were prepared by the acting recording secretary as a reasonable summary of the essential content of the meeting, not as a transcription.

Present: Tara Taylor - Chair, Adrian Simons – Vice Chair, Rick Hiland- Select Board Rep, Peter Carboni, Leah Valladares and Alternate Morris West.

Others present: Luc Lachal of Huttopia and Dan Flores of SFC Engineering

The meeting was called to order by Chair Tara Taylor at 7:00 P.M.

- Rick Hiland recused himself from the Huttopia/Pine Knoll discussion and vote as he is an abutter to the property.
- Tara Taylor declares Morris West a voting member of the Board for this meeting.

### **Huttopia/Pine Knoll**

- Dan Flores of SFC Engineering, representing Huttopia/Pine Knoll presents an amendment to the approved Site Plan Review. The intended living center will not be built as originally designed at this time; the location where this building was to be located will remain undisturbed wooded area for this year. In lieu of the living center, a deck area will be built next to the pool area which shall be used to handle registrations for Huttopia guests. An Airstream food truck will be placed alongside the new deck.
- The proposed 17 space gravel parking area will be moved to the side of the road and will have 14 spaces. This amount of spaces satisfies the parking requirements for the amount of camp sites available. The original gravel lot area will be returned to nature.
- Question is raised on the temporary nature of the proposed amendments. The living center is intended to be built as approved; time constraint do not allow the building to be completed prior to opening this season.
- The proposed changes reduce the protected shoreland impact from 1520 feet to 835 feet.
- Total square footage of amendment is less than 1200 sq. feet.
- The deck will be less than 2 steps high; therefore it can be considered landscaping.

*A motion is made by Tara Taylor, seconded by Peter Carboni to approve the amendment as presented. Motion passed 5-0. (Full text of motion to be transcribed upon receipt of written copy)*

### **Approval of Minutes**

*A motion was made by Rick Hiland, seconded by Adrian Simons to approve the minutes of April 10, 2017 regular monthly meeting as presented. Discussion on typographical error to be corrected. Motion passed 5-0.*

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**Other Business**

- Discussion is held on review of an application for the Planning Board Secretary position.
- Adrian Simons is sworn in by Selectmen Rick Hiland.
- A joint meeting of all Albany Boards will be held May 10.

**Old Business**

- Definitions within the Zoning Ordinance are reviewed and discussed. Additional terms proposed for inclusion within the definitions are reviewed and discussed.
- Separating Recreational Vehicles and Trailers so that each would be defined independently is discussed.
- Adding clarity to terms as they appear within the Ordinance in lieu of creating limiting definitions within the master definition list is discussed as an option.
- Adding reference to applicable State Statutes within the Ordinance is discussed.
- Home Occupation versus Home Business is discussed. Prohibition against a Home Occupation having outside storage is discussed.

**Adjournment**

*A motion was made by Adrian Simons, seconded by Peter Carboni to adjourn the meeting at 9:05 PM. Motion to adjourn passed unanimously (5-0).*

Respectfully Submitted,

Nancy E. Cole  
Secretary