

Town of Albany, New Hampshire  
Planning Board Monthly Meeting  
Monday August 14, 2017 7:00 P.M.

Next Monthly Meeting Monday, September 11, 2017 7:00 P.M.  
There will be a Boundary Line Adjustment hearing at that meeting.

Present: Chairperson Tara Taylor, Vice Chairperson Adrian Simons, Peter Carboni, Sean Wadsworth, Morris West, Alternate; Board of Selectmen Representative Rick Hiland, Theresa Ann Gallagher, stand-in Recording Secretary

Absent: None

Chair Taylor called the Planning Board Monthly Meeting to order at 7:00 P.M.

**Approval of the Minutes:**

*Chair Taylor asked for a motion to approve the minutes of the July 10, 2017 monthly meeting. Mr. Wadsworth made the motion; Vice Chair Simons seconded. Chair Taylor asked for a motion to accept the minutes as written. Motion passed unanimously (5-0).*

Chair Taylor told the Board that she received an e-mail from Recording Secretary Chelsea Tripp two weeks ago saying that she is resigning because she does not have time to be the secretary anymore; Chair Taylor called Theresa Gallagher to help out, and so she is present to take minutes.

Chair Taylor reported that Alison Harris of HEB Engineers contacted Chelsea to request an application for a minor boundary line adjustment between The Kennett Company and Lundblad properties. The location is on Bald Hill Road, right at the Albany town line. Chair Taylor called HEB and told them they do not have to come for a preliminary hearing. Chelsea mailed the application to Alison Harris.

Selectmen Representative Hiland brought up the fact that none of the applications are on Albany's website; he suggested making a list and have the applications put on the website. The subdivision regulations have fees listed, which should be taken out, and listed in another area where they can be referenced. He pointed out that the Rules of Procedure were updated, sometime around December 14, 2015. Vice Chair Simons asked how the website will be updated; Mr. Hiland told the Board that he has someone who can perform the update. Mr. Hiland then gave a summary of what needs to be updated: Subdivision Regulations – change the fees on them and they should be corrected on the website; Site Plan Review Application (revised February 22, 2016 or March 14, 2016), Subdivision Application, and Boundary Line Adjustment Application, A complete fee schedule also needs to be posted for each. Fees should not be included in the regulations.

Mr. Hiland noticed that the Planning Board were never paid for the second meeting they attended in June. The spreadsheet does not have the second meeting in June listed, and so it was left out.

**Board of Selectmen's Report:**

Selectmen Representative Rick Hiland announced that Albany has been a member of the Eastern Slope Airport Authority, and they are having their annual meeting and barbeque on August 14<sup>th</sup> at the Fryeburg Airport at 6:00 P.M. Everyone is invited,

Mr. Hiland reported that there are issues on Passaconaway Road due to the logging operation. Passaconaway Road is designated as a Forest Service Access Road, so it qualifies for Federal Funding, and the Board of Selectmen will apply for funding in October.

Mr. Hiland reported the following: The US Department of Interior took away \$21,500 in payment to the Forest Service in lieu of taxes; the Board of Selectmen are looking into it.

On August 28<sup>th</sup> at 7:00 P.M. the Town of Albany is having the NH Representatives come for a Town Meeting. The Town is renegotiating their contract with the Conway Fire and Rescue Services. The fees keep going up because of the search and rescue activities in the White Mountain National Forest; 89% of Albany's property is in the National Forest, which pays no taxes. At this meeting Chief Solomon will propose some new legislation to help remedy the situation. The Board of Selectmen met with the Carroll County Commission this past week to discuss some of the issues that will be brought up at the August 28<sup>th</sup> meeting.

Regarding the roads, SB 38 was passed and signed by the Governor, which puts \$30 million dollars into the road repair funds. It will be dispersed among all the towns based on the amount of mileage the Town's roads cover. Albany received a check for \$32K which goes to a project for road repairs.

Chair Taylor reported that she looked at the website for the NH Municipal Association training schedule; on September 23<sup>rd</sup> there is a Municipal Law Lecture Series in the Newington area, and on October 14<sup>th</sup> there is a Municipal Law Lecture Series in Concord, but there is nothing in our area. Mr. Hiland announced that there is a Budget and Finance Workshop at Attitash at the Grand Summit; the three Board of Selectmen will attend. These workshops are very informative.

**Correspondence:** None.

**Old Business:**

Chair Taylor passed out copies of the updated Zoning Ordinance, and asked everyone to read it before going over it together to make changes. Currently she has a list of 6 items that will be brought up at the Town Meeting. Mr. Highland reminded everyone that by the 1<sup>st</sup> of January Public Hearings must be held for any changes. Chair Taylor asked everyone to review the Flood Plain Ordinance, the Sign Ordinance, Swift River Conservation District, and the Telecommunication Ordinance to see if there are any updates that need to be added.

Mr. Hiland announced that there is a new law coming out in 2018 that pertains to drainage; he contacted the NH Municipal Association to see if any part of the law would pertain to a small Town like Albany, but he has not heard back. Chair Taylor commented that, with major and minor subdivisions, there are some requirements for drainage. Mr. Highland pointed out that there are certain requirements by Federal Law to obtain permits, and he will keep the Board updated.

Chair Taylor asked everyone to be ready for the Boundary Line Adjustment to be presented at the next meeting.

Chair Taylor asked a question to the Board of Selectmen: There are signs posted on Moat View Drive for no parking, but she knows that, as a resident she has the right to park on the side of that road. It's owned by the Town. Mr. Highland explained that the people who live at the top of the

road wanted the signs put up, so the people who park on the Kancamagus Highway will not park on that road and block them from access to the Highway. The State is also posting no parking signs along the Kancamagus Highway so the sight distance to get onto the Kancamagus Highway is safe and not blocked.

Mr. Hiland reported that Scott Wigham from Almost There Restaurant, approached the Town Office to ask what it would take to hook up into the Conway sewer system. There are two properties in Albany that are already hooked up. Mr. Hiland told him that he will assist him in finding out what is required.

Chair Taylor announced that someone contacted her about the Blake Family Roadside Assistance business; they are putting up a tent house. They came before the Board a few years ago they asked about doing a small business; but now he has a wrecker service and parks cars on other properties. It has become a bigger business than what the Planning Board approved at the Site Plan Review. The Planning Board will review the SPR and research any restrictions or agreements that are in place.

**Public Comment:** None

**Albany CCC Report:** No Report

Adjournment: *Chair Taylor asked for a motion to adjourn the Planning Board Monthly Meeting at 8:28 P.M. Mr. Simons made the motion; seconded by Mr. Carboni. Motion passed unanimously.*

Respectfully submitted,

*Theresa Ann Gallagher,*

Acting Recording Secretary