

Town of Albany, New Hampshire  
Planning Board Work Session  
Public Hearing on Zoning Amendments  
Monday January 23, 2017 7:00 P.M.

Next Monthly Meeting Monday, February 13, 2017 7:00 P.M.

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

Work Session was called to order at 7:00 pm. by Vice-Chair Adrian Simons.

Present: Adrian Simons- Vice-Chair, Peter Carboni, Rick Hiland– Select Board Rep. and Tara Taylor-alternate

Excused: Leah Valladares

Public Attending: Steve Knox

***A motion was made by Rick Hiland, seconded by Peter Carboni, to appoint Alternate Tara Taylor be a full voting member for this Public Hearing and work session. Motion passed unanimously (3-0).***

Vice-Chair Adrian Simons opens the Public Hearing on Proposed Zoning Amendments at 7:06 pm.

The five proposed amendments to the Zoning Ordinance are read aloud:

- Section III A:3 add “g” home occupation
- Section III A:4 remove “d” home occupation
- Section III B:1 first sentence to end following Town of Albany; Remove “and”; begin next sentence with “Commercial uses”
- Section III B:4 remove “single and” from (m)
- Section III C:1 remove reference to “Golden Oaks” and replace with “Map 3, Lot 61”

No Public comments are received.

***A motion was made by Tara Taylor, seconded by Peter Carboni, to close the Public Hearing on the proposed amendments to the Zoning Ordinance at 7:25 pm. Motion passed unanimously (4-0).***

***A motion is made by Tara Taylor, seconded by Peter Carboni, to approve the proposed amendment for Section III A:3 to add (g) home occupation. Motion passed unanimously (4-0).***

***A motion is made by Tara Taylor, seconded by Peter Carboni, to approve the proposed amendment for Section III A:4 to remove (d) home occupation. Motion passed unanimously (4-0).***

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***A motion is made by Tara Taylor, seconded by Peter Carboni, to approve the proposed amendment for Section III B:1 to add a period after Albany; remove and; begin next sentence with Commercial uses. Motion passed unanimously (4-0).***

***A motion is made by Tara Taylor, seconded by Peter Carboni, to approve the proposed amendment for Section III B:4 to remove single and from (m), leaving multi-family only. Motion passed unanimously (4-0).***

***A motion is made by Tara Taylor, seconded by Peter Carboni, to approve the proposed amendment for Section III C:1 to remove the reference to Golden Oaks; add Map 3, Lot 61. Motion passed unanimously (4-0).***

- Tara Taylor discusses having attended the CIP meeting.
- Question is raised regarding approval of driveway permits.
- Rick Hiland outlines CIP plan funding including CRF deposits and possible establishment of a new expendable trust fund for Drake Hill Bridge Repair
- Rick Hiland states the Selectmen are considering adding the tax impact for each Article to the Warrant. Input on including this information is welcome.
- Rick Hiland passes on a Thank you from the Selectmen to the Planning Board.
- Adrian Simons requests all members produce a list of items for consideration for work session materials for 2017.

***A motion was made by Tara Taylor, seconded by Peter Carboni to adjourn at 7:53 pm. Passed unanimously. (4-0)***

Respectfully submitted,

Nancy Cole  
Secretary