

Town of Albany, New Hampshire
Planning Board Meeting Minutes
Monday, January 9, 2017 7:00PM

Next Work session* - Monday, January 23, 2017 7:00 P.M

*Public Hearing for Zoning Ordinance Updates

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

The meeting was called to order by Chair Leah Valladares at 7:00 P.M.

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

Also Present: Steve Knox, Cathy Ryan, Rob Nadler, Josephine Howland, Thomas Orielly and Joe Ferris (arrived 7:20).

Chair Valladares started by introducing everyone present.

Motion to appoint Tara Taylor (Alternate) as a voting member for the meeting was made by Adrian Simons, seconded by Peter Carboni. Motion passed (4-0)

Public Hearing

- Chair Valladares opened the Public Hearing for the proposed addition to the Zoning Ordinance for the regulation of Accessory Dwelling Units at 7:02 PM.
- Chair Valladares outlines an amendment to the wording for 'F' within the proposed ADU regulation is attached to the back of the handout.
- The Planning Board is thanked for the work done.
- Question relating to the need for an ADU to be attached is raised; as allowed under the new law, the proposed ADU regulation will require the ADU to be attached.
- Question and discussion relating to the ability of a person to request a special exception through the Zoning Board follows; as allowed under all regulations, a special exception may be requested.
- Question relating to home occupations is raised; the existing regulation allows only the property owner to engage in a home occupation and no change is proposed.
- Question relating to a separate entrance for the ADU is raised; second entrance is allowed but may not be on the front side of the dwelling.
- Chair Valladares closed the Public Hearing at 7:15 PM.

Regular Meeting continued

- After some further discussion on the proposed ADU amendment to the Zoning Ordinance, Chair Valladares requests a motion to accept proposal

Adrian Simons made a motion to accept the proposed update to the Zoning Ordinance for Accessory Dwelling Units as amended, seconded by Peter Carboni. Motion to accept passed (5-0).

Town of Albany, New Hampshire
Planning Board Meeting Minutes
Monday, January 9, 2017 7:00PM

Next Work session* - Monday, January 23, 2017 7:00 P.M

*Public Hearing for Zoning Ordinance Updates

Approval of Minutes

A motion was made by Tara Taylor, seconded by Peter Carboni to approve the minutes of December 12, 2016 regular monthly meeting as presented. Motion passed 4-0-1 with Rick Hiland abstaining as he produced the document.

CIP Committee

Leah Valladares moves to re-appoint Rick Hiland to the CIP Committee; no objections. Rick Hiland will continue in his role on this Committee.

- Rick Hiland reports on road & bridge work needed, saving for these projects, and the steeple area of the Church being checked for possible needed repairs. A CIP report will be distributed when available.

Selectmen's Report

- Selectman Rick Hiland reports that the Selectmen will hold a joint meeting for all Boards on February 8 at 7 pm. A second joint meeting will be planned for May. Attendance of all Board members is requested and highly recommended, but not mandatory.
- Attorney Matt Serge of Drummond Woodson has been retained as Town Counsel.

Discussion of Correspondence- NONE

New Business

- Dan Sdankus has moved from the Town of Albany and resigned from the Planning Board.
- Proposed budget for the Planning Board for 2017 is reviewed and discussed by line item; Member attendance to \$4,500, Consultant at \$500, Secretary salary to \$2,500, Legal to \$2,000, Travel at \$100, Other at \$1,000, Seminars & Lectures to \$300. Proposed budget \$11,600.

Rick Hiland moves to accept the 2017 proposed budget as amended and submit to the Selectmen, seconded by Adrian Simons. Motion passed unanimously (5-0).

Town of Albany, New Hampshire
Planning Board Meeting Minutes
Monday, January 9, 2017 7:00PM

Next Work session* - Monday, January 23, 2017 7:00 P.M

*Public Hearing for Zoning Ordinance Updates

Old Business

- The Planning Board discusses holding an additional Public Hearing for Zoning Ordinance amendments on January 23. Proposed amendments are drafted for housekeeping items within Section III of the Ordinance. 5 (five) proposed amendments are created. See draft documents for details.

Other Business – None

Public Comment

- Joe Ferris acknowledges that the Public Hearing on the proposed ADU regulation is closed. Mr. Ferris requests clarification of the mobile home restriction within the regulation. Discussion regarding mobile versus modular home and that a modular home, even though delivered assembled via a trailer is not a mobile home once placed upon the foundation. Discussion on ability to place a separate entrance to an ADU on the side or back of the dwelling is held, only the front is restricted. Discussion on tailoring the requirements of workforce housing to fit the Town of Albany as allowed within the Statute is held.

Adjournment

A motion was made by Tara Taylor, seconded by Adrian Simons to adjourn the meeting at 8:50 PM. Motion to adjourn passed unanimously (5-0).

Respectfully Submitted,

Nancy E. Cole
Secretary