

Town of Albany, New Hampshire
Planning Board Meeting Minutes
Monday November 14, 2016 7:00PM

Next Meeting – Workshop - Monday, November 28, 2016 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.

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.
Dan Sdankus was excused.

Also Present: Steve Knox, Shawn Bergeron, Andy Davis, John Giotgen

Chair Valladares started by introducing everyone present.

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

Public Hearing

- Chair Valladares opened the Public Hearing for the NH World Fellowship Center Inc. Site Plan Review at 7:05 PM. Shawn Bergeron from Bergeron Technical Services and Andy Davis from the NH World Fellowship Center Inc. were present representing the NH World Fellowship Center Inc. Project. Review of application took place.

Tara Taylor made a motion to accept the NH World Fellowship Center Inc. application as complete, seconded by Adrian Simons. Motion passed (5-0)

- The project under review is to expand the existing tent-only campground area to the following:
 - Phase I – (4) basic camp cabins #1 - #4 and a central restroom / shower building.
 - Phase II – meeting house and (2) additional basic camp cabins # 5 and #6.
 - Phase III – additional (6) basic camp cabins #7 to #12.Septic and water for all phases. Fire Chief Steve Solomon signed off with a letter. There will be (3) waivers requested. Planning Board members present had a chance to review the application and discussion took place. Reasons for the requested waivers were discussed.

Tara Taylor made a motion to accept the World Fellowship Center application as complete, seconded by Adrian Simons. Motion passed (5-0)

- There is no further discussion.
- There is no public comment from those present.
- Chair Valladares closed the Public Hearing at 7:23 PM.

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Regular Meeting continued

- After some further review, discussion and some questions answered by Shawn Bergeron, three waivers were requested in the application for the NH World Fellowship Center Inc. Project.

Tara Taylor made a motion to waive item #13 under Plat Requirements, “Survey of property lines showing:” on page #3 of the application, seconded by Peter Carboni. Motion to waive passed (5-0).

Adrian Simons made a motion to waive item #1 under Maps and / or Plans Required, “Plans and profiles of roads etc.,” on page #4 of the application, seconded by Tara Taylor. Motion to waive passed (5-0).

Adrian Simons made a motion to waive item #4 under Maps and / or Plans Required, “Plans for profiles of proposed drainage structures, sanitary sewers, water systems and public or private utilities.” on page #5 of the application, seconded by Peter Carboni. Motion to waive passed (5-0).

- There was no further discussion and Chair Valladares called for a motion to conditionally approve the NH World Fellowship Center Inc. Site Plan Review:

Tara Taylor made a motion to conditionally approve the NH World Fellowship Center Inc. Site Plan Review with the condition that the approval is contingent upon obtaining NHDES Subsurface approval for septic system, seconded by Adrian Simons. The motion to conditionally approve passed (5-0).

Approval of Minutes

A motion was made by Peter Carboni, seconded by Adrian Simons to approve the minutes of the October 17, 2016 regular monthly meeting as presented. Motion passed unanimously (5-0).

A motion was made by Peter Carboni, seconded by Adrian Simons to approve the minutes of the October 31, 2016 workshop meeting as presented. Motion passed unanimously (5-0).

Selectmen’s Report

- Selectman Rick Hiland reported that the Selectmen are meeting on November 16 at the Wonalancet Union Chapel in Wonalancet at 4PM and it is a public posted meeting. Selectman Hiland also reported on the Albany Covered Bridge Fire currently going on,

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the tax rate had been set at \$12.50 per thousand, interviewing for new Town Counsel.
The Selectmen are continuing their work on the many issues on their list.

Discussion of Correspondence

- The receipt of the Site Plan Review application from Huttochia / Pine Knoll scheduled for the December 6, 2016 Regular Meeting for a Public Hearing.

New Business - NONE

Old Business

- The Planning Board continued discussion and additions to the language for the new ADU zoning ordinance. See the working draft copy for details.

Other Business – none

Public Comment

- NONE

Adjournment

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

Respectfully Submitted,
Rick Hiland
Acting Recording Secretary