



Town of Albany, NH
Planning Board Monthly Meeting
October 14, 2019

Call to Order: Chair Taylor called the meeting to order at 7:07

Present: Chair Tara Taylor, Vice Chair Adrian Simons, Rick Hiland, Sean Wadsworth, Peter Carboni, Alternate Morris West.

Public: Andrea Walsh – World Fellowship, Inc., Kevin Tilton – HEB Engineering

Rick made a motion to approve the September 9th, 2019 minutes. Peter seconded the motion. The motion passed 4-0-1.

New Business: Chair Taylor opened the Public Hearing at 7:15 for the Boundary Line Adjustment between New Hampshire World Fellowship Center and Bruce Larson and Kathleen Bird. The Boundary Line Adjustment is described as 5.4 acres being conveyed from T.L. 5/7 to T.L.5/6, and 1 acre being conveyed from T.L. 5/17 to 5/7

Andrea Walsh of World Fellowship Inc, and Kevin Tilton of HEB Engineering were present for the Public Hearing regarding the Boundary Line Adjustment. Kevin Tilton of HEB Engineering was representing both parties to the Boundary Line Adjustment. No other people attended the hearing.

Kevin Tilton presented maps of the proposed Boundary Line Adjustment for the Planning Board to review.

Rick Hiland made a motion to close the public hearing. Adrian Simmons seconded. All were in favor 5-0

Chair Taylor notified Kevin Tilton that a final check for the application fees was needed and a Mylar map to be filed at the Registry of Deeds.

Rick Hiland made a motion to approve the Boundary Line Adjustment as presented. Peter Carboni Seconded. All were in favor 5-0.

A notice of decision signed by Chair Taylor will be sent to Kevin Tilton of HEB Engineering to distribute to Larson & Bird, and World Fellowship.

Rick Hiland requested that the Planning Board review, discuss, and vote on the Revised Street Standards at the upcoming November 11th meeting.

Rick Hiland stated that the Planning Board needs to have any changes to Ordinances reviewed starting with the November meeting as deadlines for public hearings start coming up just after the first of the year.

Peter Carboni stated that when a preliminary consultation is requested that there should be either a person present or a signed request, in order for the Planning Board to take up the consultation.

Rick Hiland stated that the secretary should send a memo to the Town Administrator requesting that all future inquiries to the Planning Board be submitted in writing by the party asking the questions or inquiring, using appropriate forms as necessary.

Correspondence:

Old Business:



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Other Business: Chair Taylor made a comment about the Moose Lodge and noise complaints from community members. Rick stated that the Select Board has received a few complaints as well. The Albany town Administrator has notified the Town of Madison, as a courtesy. The Town of Albany has no authority regarding enforcement. If parking on Rt. 16 is an issue, the Sheriff and/or State Police should be notified by the person complaining.

Chair Taylor notified the board of an inquiry to the Town Administrator about a potential buyer for the Darby Field Inn, wanting to merge a nearby lot with the Darby Field Inn. Chair Taylor recused herself as an abutter to this property. Adrian Simons Vice Chair took charge of the meeting for discussion of this inquiry. Rick Hiland stated that the Darby Field Inn, Map 9 Lot 127 is grandfathered as a commercial property in a residential zone. The property on Map 9 Lot 126 is a residential lot in a residential area. Lot 126 and 127 are separated by a private road, Abenaki Way. Rick stated that because the properties are not contiguous they may not be merged by state statute, RSA 674:39-a.

Rick Hiland stated that the people asking about this merger could do some research on the deeds to both of these lots to see if there is any mention of connectivity with these two lots in the past and if there is they can present the case for this merger to the Planning Board at a future meeting.

Adrian Simons stated that RSA 674:27 Commercial Exceptions, and 674:28 Nonconforming Buildings, Land or Uses defines further restrictions that this proposed merger would encounter.

The Planning Board discussed this inquiry for merger as a preliminary consultation and found that existing statutes do not permit a merger of these two non-contiguous properties. Contiguous means adjoining or sharing a common lot line or boundary line.

The minutes will be available to the Town Administrator to pass on the interested party.

At the close of this discussion Chair Taylor rejoined the Board.

Sean Wadsworth presented a summary of work done by the Conservation Commission on drafting a Ground Water Protection Ordinance. Sean also presented that NHDES has a grant available to Towns in support of Ground Water protection. The deadline for the grant is November 1st. Sean presented a proposed letter that would be sent on behalf of the Conservation Commission and the Planning Board requesting letters of support to the Town of Albany for the NHDES Grant.

Adrian Simons made a motion to endorse the letter of support for the Ground Water Protection Ordinance. Tara seconded. The motion carried unanimously 5-0

Public Comment:

Adjournment: *Rick made a motion to adjourn. Adrian seconded the motion. All were in favor. The meeting adjourned at 8:50 pm.*

Next meeting to be held on November 11th at 7pm

Respectfully submitted,

Sean Wadsworth – Secretary

Albany Planning Board Minutes

Approved 11/19/2019