

Town of Albany, New Hampshire
Planning Board Monthly Meeting
Monday August 8, 2016 7:00 P.M.

Approved as written September 12, 2016

Next Meeting Monday, September 12, 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, Peter Carboni, and Dan Sdankus. Secretary Nancy Cole was excused.

Also Present: Steve Knox, Shawn Bergeron, Andy Davis

Chair Valladares started by introducing everyone present.

Public Hearing

- Chair Valladares opened the Public Hearing for the World Fellowship Center Site Plan Review at 7:02 PM. Shawn Bergeron from Bergeron Technical Services and Andy Davis from the World Fellowship Center were present representing the World Fellowship Center. The project under review is to expand the existing tent-only campground area, with the addition of (4) basic camp cabins and a central restroom / shower building. Planning Board members present had a chance to review the application.

Peter Carboni made a motion to accept the World Fellowship Center application as complete, seconded by Rick Hiland. Motion passed (5-0)

- After some review, discussion and some questions answered by Shawn Bergeron, three waivers were requested in the application.

Adrian Simons 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, "Design and Construction showing:" on page 4 of the application, seconded by Peter Carboni. 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 the application, seconded by Peter Carboni. Motion to waive passed (5-0).

- There is no further discussion.
- There is no public comment from those present.

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- Chair Valladares closed the Public Hearing at 7:11PM
- There was no further discussion after the close of the Public Hearing and Chair Valladares called for a motion to conditionally approve the Site Plan Review:

Adrian Simons made a motion to conditionally approve the World Fellowship Center Site Plan Review with the condition that the Septic Design & approval will be forthcoming, seconded by Peter Carboni. The motion to conditionally approve passed (5-0).

Approval of Minutes

A motion was made by Rick Hiland, seconded by Adrian Simons to approve the minutes of the July 11, 2016 regular monthly meeting as presented. Motion passed unanimously (5-0).

Selectmen's Report

- Selectman Rick Hiland reported that the Selectmen are working with Conservation Commission regarding the farmer's leases, grants/gifts, and responsibilities. Rick also mentioned discussions the he, Rob and Cort had with our NH Representatives at the 9th Annual Albany Town Picnic/BBQ regarding the agriculture issues in hopes of scheduling a meeting with them to discuss further. Rick reported that the Tax Anticipation Note (TANS) had been applied for, approved, signed by the Selectmen and is ready to utilize as needed in order to pay our obligations on time starting probably at the end of August or into September. The Selectmen are continuing their work on the many issues on their list.

Discussion of Correspondence

- The invitation from the Eastern Slope Airport Authority Annual Meeting and BBQ on 08-19-2016 at the airport is discussed. All were invited to attend and see all the good things that is going on at the airport.

New Business - NONE

Old Business

- The Zoning Ordinances were further reviewed. Further discussion was held on the process of establishing Warrant Articles for vote at Town Meeting on any proposed changes to the Zoning Ordinance. Recent RSA changes on Accessory Dwelling Units

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(ADUs) are discussed. Definitions are reviewed, highlighted and comments added to outline changes that may be proposed for additional review and prioritizing. This finished the first run through to high lite areas of concern, better explanation, and corrections. Initial priority will be to do house cleaning and to add a complete section wording on accessory dwelling units (ADUs) which has to do with new legislation that will go into effect in June of 2017. It was discussed that the Planning Board needs a better & larger Town map depicting the zoning in Town to post on bulletin board in the Conference Room. Rick is going to ask at the Selectman's Meeting on Wednesday and check with the Town Administrator to see if we can locate one.

- Rick mentioned that the CIP committee will be meeting at the end of September. The date to be determined.
- Chair Valladares announced that the Planning Board will start to meet twice a month starting in September with the regular meeting being on the 2nd Monday of the month and the workshop being on the 4th Monday.
- Chair Valladares also thanked everyone for their help and active participation at Planning Board meetings.

Other Business – none

Public Comment

- NONE

A motion was made by Adrian Simons, seconded by Leah Valladares; to adjourn at 9:16 PM. Motion to adjourn passed unanimously (5-0).

Respectfully Submitted,
Rick Hiland
Acting Secretary