

Town of Albany, New Hampshire
Planning Board Monthly Meeting - Approved
Monday May 11, 2015 7:00 P.M.

Next Monthly Meeting Monday, June 8, 2015 7:00 P.M.

Please note: The work session for May 25th is cancelled due to Monday being on a holiday weekend.

The Planning Board Work Session was held at the Albany Town Hall.

Present: Chairperson Leah Valladares, Vice Chairperson Tara Taylor, Peter Carboni, Rick Hiland, Alternate; Board of Selectmen Representative Kelly Robitaille, Theresa Ann Gallagher, Recording Secretary

Absent: Adrian Simons, Joe Ferris, Alternate

Chairperson Leah Valladares called the Planning Board Monthly Meeting to order at 7:00 P.M. She appointed Rick Hiland as a voting member for this evening's meeting.

Approval of the Agenda: Chairperson Leah Valladares asked for a motion to approve the proposed agenda for the May 11, 2015 monthly meeting; Tara Taylor made a motion; Kelly Robitaille seconded. One correction - #7 "DOT" should be "Department of Safety". All in favor of accepting the Agenda as amended.

Approval of the Minutes: Chairperson Leah Valladares asked the Board to approve the minutes of the April 13, 2015 monthly meeting. Some corrections were made in wording of the sentences. Leah Valladares asked all who approve the minutes as amended signify it by saying "aye". All in favor.

Chairperson Leah Valladares asked for a motion to approve the minutes of April 27, 2015 work session meeting. Tara Taylor made the motion; seconded by Peter Carboni. Remove the sentence about the Rules of Procedure, since that was a work session, and they were not voted on. Leah Valladares asked all who approve the minutes as amended signify it by saying "aye". All in favor

The Board reviewed the State of NH Department of Safety DMV information request for the Albany Auto and Tire Transmission retail sales application. Further discussion was held, and a request form was completed to be mailed by the Planning Board Secretary.

Board of Selectmen's Report: None, due to Kelly Robitaille was absent at the last meeting.

Correspondence: Theresa Gallagher passed around an e-mail she received from Paul Savchick, who said he has been retained by Bayard Kennett and Peter Cormier to coordinate efforts to gain Albany site plan approval for the display and sale of Mr. Cormier's line of utility sheds on land to be leased from The Kennett Company, Map 8 Parcel 4. Theresa has been in communication with him and sent him the application, checklist and fee schedule. He will come before the Planning Board on June 8th with the Site Plan Review application for Mr. Cormier.

The Planning Board reviewed RSA 674:33 and discussed setbacks and variances. Leah asked Theresa to contact NHMA Attorney Steve Buckley and ask the following questions:

1. When the Planning Board issues a waiver to a tenant who is renting a piece of land for a particular reason does that waiver follow the tenant or the property?
2. Can the tenant go before the ZBA and get a variance, or does it have to be the owner of the property who goes before the ZBA?
3. If the property owner gets a variance, does it stay with the land, and for how long? If the tenant gets the variance does it stay with the land or with the tenant? When does the variance expire in these two situations?
4. Does the variance stay with the Deed? Does it have to be recorded with the Register of Deeds? When the property is sold does the variance stay with the property?

Rules of Procedure Adoption: Rick Hiland made a motion to approve the Albany Planning Board Rules of Procedure as presented at the last meeting for a second hearing; seconded by Tara Taylor. No further discussion. All in favor.

Minutes Requirements – always make reference to RSA’s discussed.

Work Session Agendas will continue to be followed and no votes will be taken at the work sessions. No work session will take place on the Monday of Memorial Day weekend.

Discussion was held regarding the time line for establishing the Albany Planning Board. A Town Warrant in 1979 was found confirming that. However minutes from the meeting cannot be found.

Old Business:

1. Work Sessions: In September decide changes to work on - Site Plan Review, Zoning Ordinances; changes have to be done and ready for public hearing by December.
2. 2016 Budget

The Planning Board will put new locks on all the doors to protect records; lock rods will be placed on the files. Kelly Robitaille made a motion to have Peter Carbone contact the locksmith to do the work; seconded by Rick Hiland. All in favor.

New Business:

Leah Valladares reviewed the updated expenses and budget with the Planning Board.

Adjournment: Chairperson Leah Valladares asked for a motion to adjourn the Planning Board Monthly Meeting at 8:32 P.M. Tara Taylor made the motion; seconded by Kelly Robitaille. Passed unanimously.

Respectfully submitted,

Theresa Ann Gallagher

Recording Secretary