

Town of Albany, New Hampshire
Planning Board Monthly Meeting Minutes
Monday, October 14, 2013 7:00 P.M.

Next Planning Board Work Session Meeting - Monday, October 28, 2013 6:15 P.M.
Immediately followed by a Collaboration Meeting with the Albany Planning Board, the ZBA, the Board of Selectmen and the Conservation Commission - Monday, October 28, 2013 7:00 P.M.

The Planning Board Meeting was held at the Albany Town Hall.

Present: Chairperson Josephine Howland, Vice Chairperson Mike Helmers; Tara Taylor, Adrian Simons, Theresa Ann Gallagher, Recording Secretary

Absent: Selectmen Representative Jack Rose, David Maudsley, Technical Advisor; Peter Carboni, Alternate; Matt Parker, Alternate; Joe Ferris, Alternate

Chairperson Josephine Howland called the Planning Board Meeting to order at 7:15 P.M.

Approval of the Agenda: Chairperson Josephine Howland asked for a motion to approve the proposed agenda for the October 14, 2013 Planning Board meeting. Tara Taylor made a motion to accept the agenda as submitted; seconded by Vice Chairperson Mike Helmers. All were in favor. None opposed.

Approval of the Minutes: Chairperson Josephine Howland asked for a motion to accept the minutes from the September 23, 2013 Planning Board meeting; Adrian Simons made a motion to accept the minutes from September 23, 2013 meeting; seconded by Mike Helmers. Chairperson Josephine Howland asked if there are any errors or omissions. Mike Helmers brought up the Noise Ordinance, page 2, first line, "Take out Section E" and suggested keeping Section E in the ordinance. Make "Whistles" Section D. For the issue of dogs barking, he proposed looking at any regulations Albany has for animal control. He will review the regulations and modify the proposed ordinance accordingly. Tara Bamford's name is misspelled. Chairperson Josephine Howland asked all those in favor of accepting the minutes as amended say "aye". All were in favor. None opposed.

Collaboration Meeting was discussed. Selectmen Representative Jack Rose suggested sending everyone the Master Plan before the meeting. The Master Plan may be discussed at the meeting. The meeting will take place on Monday, October 28th at 7:00 PM. with the Albany Planning Board, the Board of Selectmen, the ZBA and the Conservation Commission.

Chairperson Josephine Howland has tried to reach David Maudsley to discuss the Strategic Plan, but he does not call back. She hopes he is well.

Ordinances being worked on to be presented before the Town residents in 2014 are

- 1) Two Ordinances from 2013
- 2) Noise Ordinance – being modified by Mike Helmers
- 3) Structure Definition - Adrian Simons passed out copies of the information he gathered. The Planning Board discussed the ordinance. Eaton's structure definition could be anything; David Maudsley explained that it allows the Board to weed through issues as they came up. Mike Helmers suggested keeping it

consistent. Tents were discussed as an issue in the Town of Albany. Mike Helmers suggested keeping the definitions separate. Retaining walls were discussed and will be addressed individually. Adrian asked everyone to read over the information, and at the next meeting it can be discussed and finalized. Theresa will give copies to the Board Members who are absent, along with copies of Albany's definition for "Structure".

- 4) Code Enforcement Officer Description - Theresa will contact Kathy Vizard to get the final copy.

The Planning Board agreed to meet at 6:15 on October 28th for a brief work session only to discuss the ordinance changes.

A Public Hearing will take place on November 11th for Todd Provencher. A Public Hearing will also take place on November 18th for the Towns residents to review the proposed Albany Ordinance changes and definitions.

Communication was received from the Valladares regarding the minutes – change the title to “work session” minutes. Also, she was looking for the Waldorf Plot Plans for the boundary line adjustment. The decision for the boundary line adjustment has to come from the Waldorf School Board of Directors.

Mike Helmers suggested having a section on the agenda for “Old Business” to discuss issues that come up during the meeting, to keep the meeting in order.

The Master Plan should be ready to discuss on the 28th; Sara Young Knox will be asked to submit her section before that date. Page 13, Agriculture needs to be deleted... 4.6 is the exact same paragraph. The Albany Town Forest is 311 acres; Tara Taylor will edit this section. Tara reviewed some of the editing that is needed. The Conservation Commission is supposed to write about Natural Resources. The Saco Land Trust did many studies on the property which is now part of the Albany Town Forest. Mike Helmers will ask Sara Young Knox about her section on “Albany's Role in the Region”.

Kathy Vizard left a copy of a Wetlands Permit Application for the Planning Board which was submitted by Joshua Sargent. The Albany Planning Board does not have to act on the application. It's from the State of New Hampshire. The Application will be reviewed by the Planning Board. Theresa will scan and send to the Board members.

Todd Provencher left his application and Plot Plans for his Site Plan Review. Theresa Gallagher will review it to make sure everything on the checklist is on the Plot Plan.

Adjournment: Chairperson Josephine Howland asked for a motion to adjourn the meeting at 8:40 P.M. A motion was made by Tara Taylor to adjourn the Planning Board meeting at 9:40 P.M.; seconded by Adrian Simons. Passed unanimously.

Respectfully submitted,

Theresa Ann Gallagher

Recording Secretary