

Town of Albany
Planning Board Monthly Meeting
Monday September 12, 2016 7:00 P.M.
Town of Albany NH
Planning Board
Monthly Meeting September 12, 2016
Approved as written October 17, 2016
Next Work Session Monday, September 26, 2016 7:00 P.M.

These minutes were prepared by the 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 7:05 P.M.

Present: Leah Valladares- Chair, Rick Hiland-Select Board Rep, Adrian Simons, Peter Carboni and Dan Sdankus.

Also Present: Dan Flores, Luc Lachal, Steve Knox

Chair Valladares started by introducing everyone present.

Preliminary Consultation

Chair Valladares opened the Preliminary Consultation for the Pine Knoll campground property. Presentation is given by Luc Lachal on Huttopia resort style campgrounds with amenities. Proposed changes to the existing campground are outlined. Dan Flores outlines that there will be no change of use for the property. A new building and parking area across the street from the existing campground are triggering Site Plan Review. The Site Plan Review application will request a waiver of the 2-foot contours on the maps; a 5-foot contour is on the existing plans. Mr. Flores adds that 2-foot contours will be shown on any area with a proposed grade change. State permits are being sought for the proposed plans. Mr. Flores is made aware of the need for involvement of the Fire Chief Solomon. Application is intended to be submitted for a public hearing in November.

With no further discussion, Chair Valladares closes the preliminary consultation at 8:05 P.M.

Approval of Minutes

A motion was made by Pete Carboni, seconded by Adrian Simons to approve the minutes of the August 8, 2016 regular monthly meeting as presented. Motion passed unanimously (5-0).

Selectmen's Report- None

Discussion of Correspondence – None

New Business

- Chair Valladares discussed hazardous waste requirement outlined and discussed with Perm-A-Pave during their recent Preliminary Consultation. This is not an issue for the Planning Board. Available literature will be obtained and distributed for informational purposes.

Old Business

- Deadlines for public hearings, petitioned warrant articles for the 2017 Annual Meeting are reviewed.

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- The Zoning Ordinance was further reviewed. Discussion was held on concentrating on conflicts within the Ordinance followed by accessory dwelling units as priorities. Preparation of Warrant Articles for Town Meeting for any proposed changes is discussed. Definitions regarding trailers, campers, and ability to live in a trailer or camper as a residence is discussed. Establishing regulations for accessory dwelling units is discussed.
- Chair Valladares reminds everyone that a workshop will be held September 26, 2016 at 7:00 P.M.

Other business – None

Public Comment – None

A motion was made by Adrian Simons, seconded by Leah Valladares to adjourn the meeting at 9:05 P.M. Motion passed unanimously (5-0).

Respectfully submitted,

Nancy Cole
Secretary