

Town of Albany, New Hampshire
Planning Board Monthly Meeting Minutes - DRAFT
Monday, September 23, 2013 7:00 P.M.

Next Meeting - Monday, October 14, 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; Selectmen Representative Jack Rose, Theresa Ann Gallagher, Recording Secretary

Absent: David Maudsley, Technical Advisor; Peter Carboni, Alternate; Joe Ferris, Alternate; Matt Parker, Alternate;

Also attending: Sara Young Knox

Chairperson Josephine Howland called the Planning Board Public Hearing to order at 7:20 P.M.

Approval of the Agenda: Chairperson Josephine Howland asked for a motion to approve the proposed agenda for the September 23, 2013 Planning Board meeting. Tara Taylor made a motion to accept the agenda as submitted; seconded by Adrian Simons. Chairperson Josephine Howland asked if there were any addition or changes; Theresa A. Gallagher asked for a section on communication. Chairperson Josephine Howland suggested putting it on the agenda as 2.b. Josephine Howland asked for approval of the agenda as amended. All were in favor. None opposed.

Approval of the Minutes: Vice Chairperson submitted his edits for the August 14th Planning Board meeting. Chairperson Josephine Howland asked for a motion to accept the minutes from the August 14, 2013 Planning Board meeting as amended; Selectmen Representative Jack Rose made a motion to accept the minutes from August 14, 2013 meeting as amended; seconded by Tara Taylor. All were in favor. None opposed.

Chairperson Josephine Howland asked for a motion to accept the minutes from the September 9, 2013 Planning Board meeting; Tara Taylor made a motion to accept the minutes from September 9, 2013 meeting; seconded by Vice Chairperson Mike Helmers. One change - Matt Parker was present. Chairperson Josephine Howland asked for a motion to accept the minutes from the September 9, 2013 Planning Board meeting as amended; All were in favor. None opposed.

Structures and wood furnaces were discussed; a definition for structures needs to be addressed by the Planning Board; the Planning Board agreed that wood furnaces need to be inspected. These two topics will be revisited in the future when updating the Town Ordinances.

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

Two Ordinances from 2013

Noise Ordinance

Structure definition (Adrian Simons will work on)

Code Enforcement Officer (being worked on by Peter Carboni and Kathy Vizard)

Ordinance changes were discussed; Mike Helmers passed out a draft ordinance for Noise control; he researched what other towns were doing. The Planning Board reviewed the noise ordinance presented by Vice Chairperson Mike Helmers and after short discussion agreed it does pertain to the Town of Albany. However, agriculture is allowed in the Town so the section on animal noise should be removed; also take out section E. Sarah Young Knox suggestion presenting this ordinance before the other Boards during the collaborative meeting with the ZBA, Board of Selectmen and the Conservation Commission. Firearms should be addressed by stating “In addition to what’s included in NH State Laws,”.

Sara Young Knox passed out her section of the Master Plan, “Affordable Housing”. The Planning Board reviewed and discussed this section. Chairperson Josephine Howland asked for a motion to accept the section on Affordable Housing as presented by Sara Young Knox. Vice Chairperson Mike Helmers made a motion to accept the section on Affordable Housing as presented by Sara Young Knox; seconded by Tara Taylor. All were in favor. None opposed.

Section 4.2 has three different acres; Tara Taylor said she will review it and correct the acres. The last sentence on agriculture was removed.

Section 4.5 on Excavation was voted on and accepted at the last meeting; Mike Helmers added an extra paragraph which was approved by the Planning Board at this meeting.

4.6, Agriculture, was written by Chairperson Josephine Howland and will be included in the Master Plan.

Section 7.2 on Natural Resources will be included, as written in the previous Master Plan, and edited by Tara Taylor.

Section 7.3 – Sara Young Knox offered to work on Albany’s Role in the Region. Theresa Gallagher will ask Sara if she still wants to complete that section.

Selectmen Representative Jack Rose questioned the fact that animals are allowed in all areas of the Town. After discussion the Planning Board agreed to accept section 4.6 with the wording “in appropriate areas” for the allowance of livestock.

The final editing of the Master Plan will be done by Tara Taylor. Chairperson Josephine Howland will check with Tara Banford to see if she charges to review the Master Plan.

The Planning Board suggested having the Collaborative Meeting with the Albany Planning Board, Board of Selectmen, Zoning Board of Adjustment and Conservation Commission on Monday, October 21st. Theresa will check with Kathy Vizard for the time, and will confirm the new date with her.

Adjournment: Chairperson Josephine Howland asked for a motion to adjourn the meeting at 9:04 P.M. A motion was made by Selectmen Representative Jack Rose to adjourn the Planning Board meeting at 9:04 P.M.; seconded by Tara Taylor. Passed unanimously.

Respectfully submitted,

Theresa Ann Gallagher

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