

## **Minutes**

### **Albany NH Selectmen's Meeting**

**April 9, 2014**

At 4:25 p.m., the Selectmen's meeting was called to order. In attendance were Rob Nadler, Jack Rose and Kelly Robitaille. Also present were Lee Grant, June Johnson, Peter Carboni and Rick Hiland. The following business was conducted.

#### **Regular Business:**

- Reviewed & approved April 2 minutes-Rob made a motion to approve the minutes as submitted, Kelly seconded the motion and all were in favor.
- Signed checks totaling \$21,090.66.

#### **Town Administrator Report:**

Kathy reminded the Board there will not be a meeting next Wednesday as she is attending the Tax Collector's annual seminar in Hampton. The office will also be closed on Thursday, April 17, Friday, April 18 and Monday, April 21.

The auditors have been scheduled for April 29. Kathy is preparing for their arrival so it moves along smoothly and quickly. The auditors are planning to spend one long day in the office.

#### **Correspondence:**

Jae Whitelaw e-mailed an update on the Fairpoint appeal.

Carroll County submitted their annual report as well as the report of their approved appropriations.

The Attorney General Trust Division has announced their annual Trustee workshop.

#### **New Business:**

Kathy received a call from Bill Edmunds from Valley Vision asking if funds had been raised at Albany's town meeting. A petitioned warrant article was not received so Kathy told him the funds were not raised and appropriated.

Conway Selectmen, Mike DiGregorio, visited the office on Tuesday asking that the Selectmen find a way to give Valley Vision the funds that equal to the amount of franchise fees Albany received from Time Warner Cable. Mike said that it's not only about recording the town meeting, it is about viewership for the townspeople. Kathy told Mike she would contact the Department of Revenue to see if the funds could be expended legally.

Rob thought the town should have the chance to vote on it and the issue debated. Jack said Time Warner gives Albany \$4,000 and other towns turn those funds over to Valley Vision, although he admitted it may be too late to do that.

Rick Hiland said Time Warner was going to charge him \$8,000 personally to run cable from his neighbor on Route 16 to the end of his driveway. It's not right.

Jack would like the Board to consider giving Valley Vision the \$4,000 that Time Warner pays Albany in franchise fees. Jack also spoke with Bill Edmunds and told him he was not sure if Albany could give him the money but assured him he will not drop the ball next year.

Rob felt Valley Vision needs to justify the \$4,000 they are asking for. As revenues are shrinking from all sources and expenditures rising, it is unfair to ask the taxpayers to continue funding them without any justification. Rob thought we should move on and wait until next year because people should have the opportunity to discuss it. Rick Hiland thought there should be a contract so Albany would know exactly what they are getting. Rob agreed saying Valley Vision should be telling us what we are getting for the money.

### **Old Business:**

Jon Munro Jr. stopped by to say he will be continuing the cleanup of his father's property on Bald Hill Rd. He had another shoulder surgery and is still recovering. Progress will be slow but he plans to continue.

Kathy spoke with Edward Guppy's sister, Grace, on Monday. She said she did deliver the notice of Edward's rights to repurchase the deeded property. She said he is in a new place now and will ask him if she can give out his address. Kathy told Grace, the Selectmen would like to have that same letter with updated amounts served to him by the Sheriff's Department. Grace did not think Edward would want that but she will ask him and get back to the Selectmen's office.

Rob said he is still confused about Edward's rights. If Albany sold the property next week, he asked if Edward could still come and get his property back. Kathy said it would be a possibility if through the court, if he could prove that he was not notified properly of the impending liens and impending deed.

### **Website Planning:**

Rob would like to add a page of emergency contacts to the website, possibly with phone numbers. Peter Carboni asked that his phone number not be published. Kathy does not want her phone number published either. If there is an emergency, residents should contact 911 who will make the proper contacts.

### **Enforcement Issues:**

Rob feels enforcement issues should be handled one at a time. A letter has been drafted and Walter Mitchell has reviewed and approved of it to enforce the non-compliant unpermitted structure at 1297 NH Route 16.

Rob made a motion to sign the letter. Jack seconded the motion and all were in favor.

The Board discussed the new portable garage that was put up behind Leonard Builders. Kelly thought it belonged to Coleman's and they should have to have a permit also. The Board needs to stay consistent.

Peter Carboni said if it is used commercially it must go for a site plan review. Does the Board of Selectmen have the authority to waive it? Rob said the Planning Board has to waive it. Jack thought they should do that for the Lundblads'. Rob didn't think the Selectmen had the power to waive it but they could recommend a waiver.

Jack said a permit should be issued with the recommendation to the Planning Board for a waiver. Peter thought the Selectmen may have the power to waive the site plan review. Jack suggested the letter not be sent and it should be amended to say the Selectmen recommend waiving the site plan review. Rob thought the Board should not give them false hope. Jack would like to see if the Selectmen have the authority to waive the site plan review. Peter said he has heard of officials that did not push the permit to a site plan review. Furthermore, if they are to use it for personal use, it would not require Planning Board action at all. Rob said that was a good point and

we should try to help any applicant. Rob would like to ask Walter Mitchell if the Selectmen have the authority to waive a site plan review.

**Town Board Selectmen's Rep Reports:**

Rob announced the winners of the bird house contest that was held by the Conservation Commission. First prize in the amount of \$50.00 went to Mr. & Mrs. Ralph Wilkewitz of Eaton Center. Second prize in the amount of \$25.00 went to Maya, Bryone and Carys Gove of Conway. Rob asked Kathy to have Mary Leavitt create the checks from the Conservation Fund.

**Other Reports NCC, MWVEC :**

Peter Carboni spoke with Conway Fire Chief Solomon who would like to be involved when a plan is being executed such as the dormitory building being built by Tin Mountain Conservation to ensure fire and safety codes are being complied with.

Rob said the Planning Board will be meeting with Leah Valladares on Monday and they will be discussing her checklist for her site plan review.

Jack reported he will be holding the highway safety meeting tomorrow here at town hall at 1 pm. Rob asked if they will be discussing the upgrade of Route 16. Jack replied yes and he has been told they are going to test a strip of Route 16 with rumble strips.

Jack and Christine Frost of North Country Council will be holding a meeting here at town hall on May 22 to address membership for all Carroll County towns. Jack would like to see more participation from Carroll County. He doesn't know how long the meeting will last at this point.

Rob announced the Mount Washington Valley Economic Council has been holding a breakfast business meeting the first Friday of every month. As a business owner he has found it most beneficial to network with other business owners. It's a good thing for any size business.

**Strategic Plan Update:**

Rob submitted a draft strategic plan. It included a five year outline for town roads, which Curtis is working on.

Rob would like to take a look at Albany's revenues and where we may expand upon them. He would like to discuss the revenue the Forest Service takes in that is supposed to be given over to Albany but has not.

The Fire and Rescue contract is coming up. Rob said maybe we can negotiate with the Forest Service to reimburse Albany for services. Rob added it could be well worth exploring.

Rob would also like to talk with the Assessor about having the temporary garages assessed. Rob would like to take a look at the town's fees and permit fees to see if they are at an appropriate level.

Rob wants to invite David Maudsley, Planning Board Technical Advisor, to a Selectmen meeting to discuss creating digital records. This would allow an applicant to fill out an application online and submit it digitally.

Also, a timeline for website changes should be created Rob said. And to continue with town hall energy and safety upgrades.

Lastly, Rob would like to see a tax sale update. Kathy told Rob there are three parcels that have been deeded to the town, not including the Guppy property. Two of them were deeded over three years ago, so the town is not required to notify the former owner of the sale. The last property was deeded last August so the prior owner will need to be notified. Kathy will calculate the amounts that will be due to the town.

**NonPublic Session RSA 91-A:3(c):**

At 5:38 p.m. Jack made a motion to move into nonpublic session citing RSA 91-A:3 II (a). Rob seconded the motion and all were in favor. Roll call was unanimous in the affirmative.

At 6:17 p.m., Rob motioned to move into public session, seconded by Kelly and all were in favor.

At 6:18 p.m. it was determined that the minutes shall not be publicly disclosed. Jack motioned to seal the minutes, to not publicly disclose the minutes because it is determined that divulgence of the information will likely affect adversely the reputation of any person other than a member of the Board. Rob seconded the motion and all were in favor.

At 6:20 p.m., Jack made a motion to adjourn, Kelly seconded the motion and all were in favor.

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JR\_\_\_\_

KR\_\_\_\_

Respectfully Submitted,

Kathleen Vizard  
Town Administrator

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