

Minutes

Albany NH Selectmen's Meeting

August 7, 2013

At 4:30 p.m., the Selectmen's meeting was called to order. In attendance were Jack Rose and Kelly Robitaille. Also present were Leah Valladares, Colin Preece, Chip Henry, Rob Nadler, Cort Hansen, Peter Carboni and Curtis Coleman. The following business was conducted.

Regular Business:

- Reviewed & approved July 24 minutes-Jack made a motion to approve the minutes as submitted, Kelly seconded the motion and all were in favor.
- Signed checks totaling \$74,505.49.
- Reviewed & approved appointments for Kathy Carrier and Bob Parrish to the Local River Management Advisory Committee.
- Reviewed & signed three Tax Collector's Deeds.
- Reviewed & approved one excavation intent.
- Reviewed & approved Department of Revenue application for reimbursement to towns in which federal and state forest land is situated.
- Reviewed Health Officer report of dilapidated mobile home-discuss abatement of taxes of the same-See below
- Reviewed & approved property tax payment plan-discuss abatement of taxes for 2003 & 2004 of the same-See below
- Reviewed Conway Village Fire District minutes from Thursday, July 25.
- Reviewed NHDOT estimate of Highway Block Grants for 2013-2014.
- Reviewed Granite United Way letter of town energy success stories.
- Reviewed e-mail from Sara Young-Knox-See below

Health Officer:

After reviewing the Health Officer report condemning a mobile home at 122 Golden Oaks Rd., Jack made a motion to abate the taxes, Kelly seconded the motion and all were in favor. The mobile home can be removed.

Tax Payment Agreement:

After review of a purchase and sales agreement for a mobile home bought in 2005 at 110 Golden Oaks Rd., Jack made a motion to accept the payment

plan brought forth by Lisa Leary, Kelly seconded the motion and all were in favor. The TA informed the Board Ms. Leary is on disability and would never be able to catch up on her taxes if made to pay for the years she did not own the mobile home. Jack made a motion to abate 2003 and 2004 taxes for good cause shown, Kelly seconded the motion and all were in favor.

E-mail from Sara Young-Knox:

Sara sent an e-mail suggesting that a tour of the Valladares property be planned so that they may answer any questions regarding the construction of their garage and the incidental excavation. She suggested a member of the Selectboard, Planning Board, the Code Enforcement Officer and someone from NH Department of Transportation be present to discuss all potential issues.

Leah Valladares told the Board they are not doing anything more than what they have already said they were doing. If they excavate more than 1,000 cubic yards, they will submit an excavation intent.

Jack asked Curtis if a permit would be required if another driveway was created from Kelly Dr. in order to access the garage. Curtis replied no. They do not have to have a permit for a driveway off of their private driveway. If they keep the opening from Route 16 that is currently being used for construction, that would require a driveway permit from the state. Leah agreed, if the opening on Route 16 were to stay open, she would get a state driveway permit.

Kelly thought that nothing needed to be done at this point unless the excavation continues beyond 1,000 cubic yards or the building permit expires. Jack agreed but is not happy with the construction as it sits now.

Peter Carboni:

A sign permit application has been submitted for a landscape and maintenance business on Route 16. Peter is hesitant to approve it as it may require Planning Board approval. He is questioning whether the property is being used as a commercial lot and feels this is a gray area. The business is not being conducted on the property. There is just a sign to advertise it. Kelly asked if it was a billboard or advertisement. Peter felt it was advertisement of the business. Jack thought it should be brought before the Planning Board for a decision. Kelly added he thought the property didn't seem as if it were a permanent residence as he barely sees any activity there, but agreed it should go before the Planning Board for an opinion.

Curtis Coleman:

Curtis informed the Board that he is currently getting bids on some of the paving to take place on Cook Farm Rd. and Drake Hill Rd. He has been waiting until the logging finished on Cook Farm Rd. and currently he is marking out Drake Hill Rd. The paving will probably take place in two or three weeks.

Mountain Meadow Riders:

Chip Henry and Colin Preece were present to answer any questions that the residents of Albany may have regarding the proposed snowmobile trail that would use a part of Passaconaway Rd. up to the Covered Bridge in the winter months. The trail would enter beyond the gate on Passaconaway Rd. and run to the Covered Bridge. This would connect two existing trails and make it possible to reach Bear Notch Rd. via snowmobile. Chip informed everyone that the club doesn't have permission yet from the Forest Service and the landowner's permissions are needed first. He added at this point they are getting their ducks in a row before going to the Forest Service.

Curtis said as far as the roads go, snowmobiles have been using them for years but a barricade would be needed at the Covered Bridge. It is in good shape and a lot of money has gone into it. Curtis does not want to see damage done to the bridge. Chip told Curtis they had thought of that and maybe a jersey barrier would work. Curtis said emergency vehicles may have to pass over bridge so jersey barriers may not work. A locked gate may be the solution and this needs to be addressed.

Rob Nadler asked if there would be parking available if someone wanted to access the trail from Passaconaway Rd. Chip replied the state is putting public parking at the bottom of Bear Notch Rd. Rob said if someone sees there is a trail and wants to park at the gate to use it, what will stop someone from parking. Chip replied the trail will not be noticeable from the Passaconaway Rd. gate and it is not their intent to put parking there. Curtis suggested placing no parking signage at the gate.

Rob asked where the trail would start. Chip replied from the High St. gate and go almost to Dugway. They will have to cut approximately a mile and a half of trail. Rob asked about noise and smell. Chip didn't think the proposed trail was near any houses. Jack asked how late in the night the trail would be open. Chip replied it will be a 24 hour trail. Kelly asked Chip

if he had any idea where the trail would come out onto Passaconaway Rd. Chip replied the Forest Service will have some impact on that because the club will use some of their skid trails used for their ongoing logging. Kelly asked after receiving permission from Albany, will the town be kept aware as to where on Passaconaway Rd. the trail will be. Chip replied yes and the trail would be best if it came out beyond the gate.

Chip said if approved the trail would be groomed and available for all winter activities. Kelly asked if Albany signed a one year agreement and then halfway through the season finds something is not working out, can we back out. Chip said the club could potentially stay off the road but it would be much easier to use the road. Curtis added that people use the road anyway. Kelly asked what the dates of the season were. Colin said if there was snow, the season would begin on December 15 and run through April 15.

Rob thought a memorandum of understanding would provide Albany with security as to what is expected of the club. Jack agreed and asked Chip if this could be done and would he work with the TA. Chip agreed to create a memorandum of understanding and work with the TA.

Cort Hansen asked who would be cutting the trail. Chip replied in order to get state funding, a club has to cut the trail and this would be a combination of effort between local clubs.

At 5:25 p.m., Sara Young-Knox joined the meeting.

At 5:25 p.m., Jack made a motion to adjourn, Kelly seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Town Administrator