



Town of Albany, NH
Planning Board Monthly Meeting
May 11th, 2020

Call to Order: Chair Taylor called the meeting to order at 7:01

Chair Taylor read the Town of Albany Checklist to ensure meetings are compliant with the Right-To-Know law during the NH State of Emergency Declaration

Physically Present: Chair Tara Taylor, Vice Chair Adrian Simons, Sean Wadsworth, Peter Carboni

Phone Present: Alternate Morris West, Rick Hiland

Phone Public: Cecelia Blake, Daniel Blake, Bailey Blake, Malcolm Thomas, Elizabeth Thomas

Sean Wadsworth made a motion to approve the March 9th, 2020 minutes. Peter Carboni seconded the motion.

Roll call vote: Sean Wadsworth aye, Tara Taylor aye, Peter Carboni aye, Adrian Simons aye, Rick Hiland aye. Morris West (non-voting alternate) aye.

The motion passed. 5-0-0

Tara Taylor made a motion to nominate Sean Wadsworth as the Vice Chair of the Albany Planning Board. Adrian Simons seconded. Roll call vote: Tara Taylor aye, Adrian Simons aye, Peter Carboni aye, Rick Hiland aye, Morris West (non-voting alternate) aye, Sean Wadsworth abstain. The motion passed 4-1-0

Adrian Simons made a motion to nominate Tara Taylor as Chair of the Planning Board. Peter Carboni seconded. Roll call vote: Tara Taylor abstain, Adrian Simons aye, Peter Carboni aye, Rick Hiland aye, Morris West (non-voting alternate) aye, Sean Wadsworth aye. The motion passed 4-1-0

Blake Family Roadside Assistance:

Chair Taylor stated that Blake Family Roadside Assistance should come in for SPR.

Cecelia stated that Bailey Blake buys cars fixes them and sells them.

Cecelia Blake stated that this is harassment and stalking. That there is no parking alongside the road due to their business. That nothing has changed since last year's vote by the Planning Board. She asked that all written documents regarding Blake Family Roadside Assistance be given. She stated that they have or will be getting a lawyer.

Sean Wadsworth stated that the Planning Board would like to work with Blake Family Roadside Assistance. That as observed the business exceeds the limits of what is defined in the Town Ordinance for Home Occupation and Home Business, and that the Planning Board would work with Blake Family Roadside Assistance to go through the Site Plan Review process.



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Adrian Simons stated that the Select Board is the enforcement branch of the Town offices.

Rick Hiland stated that he was following the State and Town statutes and ordinances, and fulfilling his oath of office. That commercial businesses on Rt 16 are required to have Site Plan Review. Rick also stated that he would be willing to meet personally and help work through the Site Plan Review process.

Peter Carboni stated that Site Plan Review is needed and can be tailored to the size and scale of an individual business.

Cecelia Blake stated that she will not meet with Rick Hiland.

Morris West stated that the Planning Board has the intent to meet Ordinances, and have safe parking for businesses.

Chair Taylor stated that changes have been observed, and that Site Plan Review is required, and that the Planning Board will work with the business and can adapt and modify the Site Plan Checklist to fit the scale of the business.

Peter Carboni stated that the Planning Board is willing to work with the Blake Family Roadside Assistance business.

Public Hearing on Street Standards and Driveway Regulations opened at 8:02 by Chair Taylor:

There was no public comment. Public notice of the Standards and Regulations was posted online, at Town Hall, and in the Conway Daily Sun. The Public hearing was closed at 8:03

Rick Hiland made a motion to approve the Albany Street Standards as proposed. Peter Carboni Seconded. Roll call vote: Peter Carboni aye, Adrian Simons aye, Tara Taylor aye, Sean Wadsworth aye, Rick Hiland aye, Morris West (non-voting alternate) aye. The motion carries 5-0-0

Rick Hiland made a motion to approve the Driveway Standards as proposed. Peter Carboni Seconded. Roll call vote: Peter Carboni aye, Adrian Simons aye, Tara Taylor aye, Sean Wadsworth aye, Rick Hiland aye, Morris West (non-voting alternate) aye. The motion passed 5-0-0

Malcolm Thomas & Elizabeth Thomas, consultation:

Chase Hill Farm. Member of NH Farm Bureau 2003. NRCS 2000. Maintains roads and trails for walking and skiing for neighbors. Has income from timber sales, sleigh rides, woodworking etc... The farm has made cider for home use.

They have applied to TTB on April 2020 for a permit to sell apple cider. This application is categorized by the State of NH as a Wine Manufacturer. They have no plans for signage, or soliciting sales from home.

Rick Hiland stated that, agriculture in this area is permitted by State and Town. If the business wanted to do tastings, or tours there may be some regulations that would need to be met.



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Chair Taylor asked if the Select Board would be sending a letter to the State of NH Liquor Commission stating that the Town of Albany has reviewed this and all seems acceptable.

Adrian Simons noted that the Town of Albany does have Ordinances regarding farm stands

Peter Carboni asked if employees beyond family members will be involved. Mr. Thomas stated that family members only will be operating, producing and running the business.

Rick Hiland made a motion to summarize the discussion in the minutes, and to forward to the Select Board for their communication with the NH Liquor Commission. Peter Carboni seconded. Roll call vote: Peter Carboni aye, Adrian Simons aye, Tara Taylor aye, Sean Wadsworth aye, Rick Hiland aye, Morris West (non-voting alternate) aye. The motion passed 5-0-0

Select Board Report:

Rick stated that the town has a supply of masks, and hand sanitizer. Preparations are being made for fall elections.

Correspondence:

Rick Stated that NHMA has a webinar this Wednesday from 12-1, How to run a Planning Board.

New Business:

Barry's Tree Service. Chair Taylor reviewed the letter that was sent on April 29, 2020 requesting the Barry Packard meet with the Planning Board for consultation.

Old Business:

Waldorf School. Tara Taylor stated that she will be searching for older records, before furthering the discussion.

What requires a building Permit:

Shed, carport, etc...

Peter Carboni stated that without a State statute, or Town Ordinance, that assessors and building inspectors use a few guidelines. 1. Can it be picked up and moved. 2. What does the manufacturer say the structure is. A general discussion followed regarding size footprint, and permanence. A further discussion regarding maintenance (roof, siding, heating etc..). The board members generally agreed that some minimums do need to be established for building permits.



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Adrian Simons made a motion to adjourn. Peter Carboni seconded the motion. Roll Call vote: Peter Carboni aye, Adrian Simons aye, Tara Taylor aye, Sean Wadsworth aye, Rick Hiland aye, Morris West (non-voting alternate) aye. 5-0-0. ***The meeting adjourned at 9:00 pm.***

Next meeting to be held on June 8th at 7pm.

Respectfully submitted,

Sean Wadsworth – Secretary