

Minutes

Albany NH Selectmen's Meeting

April 13, 2011

At 3:00 p.m., the Selectmen's meeting was called to order. In attendance were Sara Young-Knox, Jack Rose and Joe Ferris. Also present were June Johnson, Lee Grant, Colleen Cormack, Jamie Sabina, Kim Guptill, Joann Reis, Steve Knox, Rob Nadler, Curtis Coleman, Frederick Krause, John Roberts, Paul Tremblay, Jeanine Beane and Gregg Caporrossi. The following business was conducted.

Regular Business:

- Reviewed & approved April 6 minutes-Jack made a motion to accept the minutes as submitted, Sara seconded the motion and all were in favor.
- Signed checks totaling \$52,115.21.
- Reviewed & approved one pistol permit.
- Reviewed & approved one building permit.
- Reviewed & approved two hall rental applications.
- Reviewed & approved quarterly federal tax return.
- Reviewed & approved quarterly tax and wage report.
- Reviewed Statement of County appropriations and revenue as voted.
- Reviewed letter from Saco Ranger District regarding prescribed burn program.
- Reviewed NHDES Complete forestry notification.

Public Service of NH:

Paul Tremblay, a representative from PSNH, informed the Board of their plan to replace all the underground wiring in the Wildwood neighborhood. The job has been awarded to John Roberts of Tamworth. Paul told the Board the wiring will cross the road at three different points, which will mean cutting the road and then patching it. Paul added that all high voltage wires will be replaced as well as 13 transformers.

Paul said letters will be mailed to all homeowners informing them of the timeline and what they can expect. The project will begin on Monday with a deadline of June 1 for completion.

Curtis told Paul and John Roberts that Albany's roads are currently posted and he noticed equipment had already been placed. The weight limit is six

tons. John replied he did not notice the sign but intends to comply with the limit as well as use rubber tracks on his equipment. Curtis said the roads in the neighborhood are liquid and susceptible to damage at this time of year. He would like the roads to be left as they are or better.

John said they will primarily be digging on the side of the roads and through people's driveways. They will repave driveways and patch any damage to the roads after their work is complete. The ditches to be dug will be 12 inches wide and 36 inches deep. Curtis has a concern for patchwork over the roads as they easily deteriorate and thinks the patchwork should also be sealed for better protection. Sara asked if it would be advisable to take pictures before and after. Curtis replied yes, that it was a standard practice. John asked if Curtis could meet with him on location the following afternoon as "Dig Safe" would be done mapping out exactly where they will be digging. Curtis said he would.

Curtis asked John if he would pull out of the job if it requires ripping up the roads. John replied yes, absolutely. He offered to post a bond if the Selectmen request it and will take pictures as he does this for himself anyway.

Sara Young-Knox asked for public comment. Colleen Cormack asked how far into the driveways will be dug up. Paul said it will vary based upon where the lines are now. Colleen next asked if the residents will be notified when digging will begin by their houses. Paul replied yes. Colleen noted there are two people in the neighborhood who are on oxygen and it could be a problem for them if they go too long without power. Paul told Colleen the impact will be less than the current unplanned events. Colleen asked if people will be notified when their power is to be turned off. Paul said yes. He added the reason for this last minute action was because he was just notified there were funds available and this project was just chosen and the funds have to be spent by June 1. Colleen concluded by saying she was very happy PSNH is coming in. Jamie Sabina, Joann Reis and Kim Guptill, Wildwood residents, wholeheartedly agreed. John Roberts told Colleen he will be on the job every day and if she has any problems or concerns she may get in touch with him. Colleen asked if she could be notified so she could post the progress on Facebook so residents would be automatically informed. Paul said he could e-mail Colleen the information.

Colleen asked Curtis because there is such a huge drainage problem in the Wildwood Development, if it would it be cost effective to work collaboratively and fix the drainage problem at the same time. Sara asked Curtis if it would be in his budget. Curtis replied the budget would not be able to cover it and

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the whole development needs a drainage plan and then it would need to be voted on in a warrant article for the funding.

Conway Village Fire District (Commissioner Jeanine Bean):

Rob Nadler began by informing Jeanine of where the town is in the process of purchasing the 300+/- acres of land from the Kennett Company. Rob said the town had written a letter to the commissioners a long time ago and got no response. Jeanine said a letter had been written some time ago to the town saying they were interested but could not lead the project. Rob replied the town did receive that letter but thought another one had been written and sent with no response. Jeanine said she had sent out a permission slip for Bayard Kennett's signature. Gregg Caporrossi replied because his company, Trust for Public Land, had a signed contract with the Kennett Company he felt he could sign the permission slip. Jeanine agreed, Gregg signed the paper and returned it to Jeanine.

Jeanine asked where the project funding was at this point. Rob replied about half way. Gregg informed Jeanine that the Trust for Public Land has a contract with the Kennett Company to purchase the 300+/- acre parcel for \$800,000. Currently they have raised a little over \$400,000 through grants. They are awaiting approval of the Scenic Byway grant which would cover the purchase and a few improvements to the property. Eventually some of the land on the Albany side would become the town center. Right now time is not on their side and the contract is due to expire in June but they may exercise an option with Kennett to extend.

Jeanine asked how the grant approval is looking. Rob replied it was rated #2 by the New Hampshire board, but the feds make the final decision. Sara told Jeanine the town moved forward without the Fire District because details hadn't been ironed out and a firm monetary number. Jeanine replied there may be money available and she would be willing to look into the purchase some of the land the precinct is interested in for its water adding they would need to be able to site a well but could be years down the line before it happens. Gregg said he understood their need to site the well but noted Albany didn't want to give up land. Jeanine replied the commissioners would work with Albany as they own two wells on Bald Hill Road in Albany. Jeanine said the precinct needs to guarantee water to Conway Village and possibly Wildwood.

Steve Knox asked if it was possible for Albany to put forth a promise to allow future wells in exchange for buying into this so it satisfies both sides. Gregg

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asked Jeanine if her funding would be allowed for land acquisition. Jeanine replied yes to both Steve and Gregg. She said they would site the well but it may not happen for 20 years. She added she had been told money is there to buy land and she is sure they will be able to work something out. Rob told Jeanine the property will hold the town center but will be managed open space as the town forest. Jeanine said the precinct would like just enough land to site the well. Rob asked where to go from here. Gregg said TPL has site control so he would need to be in the conversation as well as the town. He asked Jeanine because time is getting short, what would be the process for making a decision. Jeanine replied it would be a short process. The commissioners are meeting tomorrow and she will update the board and have someone look into getting funding. She said she thinks they will want to move fast and will have an answer by May 1. The Selectmen, Rob and Gregg thanked Jeanine for coming in.

Frederick Krause:

Frederick came before the Board stating his neighbor has placed a building that does not comply with Albany's zoning ordinance setback requirement in addition to not receiving a building permit. His neighbor has also thrown debris on his property line which is very close to a ditch which is active right now with spring runoff. Frederick is worried that if this is not removed, it could rot and eventually run down to his property. He claims the debris consists of wood, plastic and styrofoam. Sara asked the AA to contact Brian Taylor, health officer to look into the debris problem as it may potentially be a health hazard. Joe asked Frederick if he contacted the property owner. Frederick replied he had not. Sara asked Joe if he would inspect the garage setback. Joe said he would look into it and he will talk to the property owner about the debris. Sara said the next step would be a friendly letter. Frederick thanked the board for their attention and left the meeting.

At 4:45 p.m. Joe made a motion to adjourn, Jack seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Administrative Assistant

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