

## **Minutes**

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

**August 5, 2009**

At 4:00 p.m. the Selectmen's meeting was called to order. In attendance were Jack Rose and Sara Young-Knox. Also present were Lee Grant, Arlene Russell and Curtis Coleman. The following business was conducted.

#### **Regular Business:**

- Reviewed & approved July 31 minutes
- Signed checks
- Signed Tax Collector's Deed
- Reviewed information from the LGC Academy

#### **Curtis Coleman:**

Curtis came before the Board to discuss the driveway permit application submitted by Arlene Russell. This driveway permit application was previously approved by Curtis and denied by the Board of Selectmen at their July 22 meeting. The Board discussed their reasons behind their decision to deny the permit being that her lot only has 100 feet frontage on Ridge View Drive and the Zoning Ordinances require 200 feet of frontage on any town road. Arlene's lot is nonconforming and adding a second driveway would only add to the nonconformance. Jack suggested alternative solutions for Arlene to access the back piece of her property. Arlene said that she would lose the line of privacy trees if she utilized those suggestions. Sara Young-Knox suggested that because the Board of Selectmen voted to deny this permit and Arlene disputes that decision, then she should apply to the Zoning Board of Adjustment.

Curtis cited a New Hampshire RSA 236:13 IV-b which prohibits more than two driveways unless there is 500 feet of frontage. Curtis said that the Albany Planning Board had not adopted any driveway regulations that would prohibit two driveways. He added that if the driveway was built correctly, it would not affect the present drainage.

Jack said it was denied because it did not meet required set backs from property lines. Sara made a motion to cite Section III-A:2-a of the Albany Zoning ordinances as the reason for denial. Jack seconded the motion and all were in favor. Section III-A:2-a says, Frontage: Any lot situated on a state highway, town road, or a road which meets town specifications in an

approved subdivision, shall have a minimum of 200 contiguous feet on such road.

Curtis told the Board that the Planning Board should adopt driveway regulations so that this discrepancy will not occur again. Curtis also said he would like to relinquish his authority to issue driveway permits and transfer that authority over to the Planning Board.

**Miscellaneous:**

The AA informed the Board that the NH Retirement system raised the employer contribution percentage from 8.74% to 9.09% as of July 1, 2009. This was not figured into the budget for 2009 and the increase would cause the retirement line in the budget to be overspent by \$61.25. Sara Young-Knox made a motion to overspend the retirement line item by \$61.25. Jack seconded the motion and all were in favor.

**Dorothy Solomon:**

Dorothy Solomon came before the Board to inform them of the current plan to build a new county nursing home beside the old nursing home. She showed the Board pictures of the old nursing home that is in dire need of repairs as there are exposed pipes in the rooms, but also is not practical anymore. Dorothy told the Board that the rooms are too small as there are two residents per room. The state regulations also say the rooms are too small. Two rooms must share one bathroom. There is no sink in the bathrooms. Residents must go back to their room to wash their hands. Dorothy added that the bathrooms are not wheelchair accessible. An aid must assist a wheelchair bound resident in and out of the bathroom. There is a community bathroom for showering. There is little to no storage for belongings. The current nursing home is allotted for 300 beds but many rooms must be used for storage, which cuts into revenues.

Dorothy said that on July 20, 2009, the delegation met and decided it would not go out of the nursing home business and felt it was their duty to take care of the county's elderly population. She spoke of two options of which the delegation decided to move forward on their second option.

Dorothy described the new nursing home. It would be more like a home setting not a hospital setting that had long corridors. There will be 12 to 13 rooms per "household" and two "households" per "neighborhood" and a total of two "neighborhoods." The total number of beds would be 103, each with its own bathroom. Each household would have its own efficiency kitchen so a resident could make their own snack but meals would be served from the main kitchen. Also in each household would be a dining and living area.

There will be meeting rooms off the main lobby for family special occasions. There is talk of opening a café for anyone to come in and purchase food, in addition to a salon and a small store.

The first floor would house dementia patients as they need to walk in a circle. The first floor is designed to allow that in addition to a garden area if they would like to walk outside to do the same. There will be two elevators, one being a service elevator. There will be enough storage area for linens to be stored throughout the nursing home, which makes it much more efficient for the staff.

Dorothy said how cost effective the new building will be as it will be newer and cleaner creating lower maintenance cost as well as the ease for staff to reach the residents because of the way it will be set up. Storage of linens and other necessities will be close by, not a floor away.

It will also have a facility for short-term patients for rehabilitation. Dorothy told the Board she wanted to make them aware of what was going on. The Commissioners are currently looking at many ways to offset the cost of the new nursing home, by possibly renovating the old nursing home, and renting it to the University of New Hampshire Co-op extension. Also, it is possible to put the laundry facility for the nursing home in the old building. Dorothy also pointed out that they are looking at all of the “green” options available for the new building and any stimulus aid the county might qualify for. At this point, Dorothy said the cost of the bond to Albany taxpayers would be .16/per \$1000.

At 5:30 p.m., Sara Young-Knox made a motion to adjourn, Jack seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard  
Administrative Assistant