

Minutes

Albany NH Selectmen's Meeting

December 12, 2012

At 3:30 p.m., the Selectmen's meeting was called to order. In attendance were Joe Ferris, Jack Rose and Sara Young-Knox. Also present were Lee Grant, June Johnson and Peter Carboni. The following business was conducted.

Regular Business:

- Reviewed & approved December 5 minutes-Joe made a motion to approve the minutes as submitted, Sara seconded the motion and all were in favor.
- Signed checks totaling \$126,920.32.
- Reviewed letter from Department of Safety regarding Hazard Mitigation Grant Program.
- Reviewed letter from FEMA regarding Flood Insurance Rate Map (FIRM)
- Administrative Assistant report-see below

Jack told everyone the Children's Christmas Party that was held on Saturday morning was a smashing success with 90 people attending. The crafts tables were great as well as the storytelling. He feels Santa's sleigh has a great effect on the children's enthusiasm.

Peter Carboni (Code Enforcement Officer):

Peter discussed ongoing inspections. He wondered if the Valladares building permit for a garage was not been issued properly. Joe replied there is not much in the building permit application as far as topographical specifications and it also doesn't address driveways. The AA contacted the Department of Revenue gravel appraiser and she said the Planning Board oversees gravel excavation in Albany and thought they should tighten up some of Albany's regulations specifically the definition of incidental excavation. She said if the material being excavated is less than 1000 cubic feet, it is exempt from tax. She also referred to RSA 155:E-2a which defines other exceptions not to be confused with exemptions. The AA spoke with Mike Helmers of the Planning Board who had previously investigated gravel pits and excavation. Mike said he would look into it.

Profile Motors has not begun their construction project and Peter thinks it will probably start in the spring.

Peter went to measure the outside patio area at Almost There as requested. Peter spoke with the owner's son who wanted Peter to wait until his father was there to oversee it. Peter had suggested placing trees on the edge of his property as a noise barrier.

Joe would like to see the wording on the building permit applications be tightened up. Peter added he would like to see a height restriction, adding a maximum height in feet. Currently the ordinance says the maximum height of a building may be two and a half stories which does not specify how many feet are in a story. Peter thinks Albany should have green belt requirements as well. He will put some language in writing to begin the process.

Peter reported the Drew residence is coming along well. They had a lot of volunteers to help with the building and electrical work. They have done a good job and the structure is sound and safe. The volunteers are the same ones who have helped with Habitat for Humanity in the area recently. Peter said the fireplace hearth was replaced and was built safely. He told the owner the flooring around the hearth needed to be braced. They plan to use asbestos piping for the chimney and Peter is going to tell them they must mortar the opening of the old chimney to ensure they cannot use it again. Sara asked if the house was wired for smoke detectors. Peter replied not yet but the electrician plans to install them. A window is going to be installed on the front side of the house on the second floor. The plumbing is not complete at this time. Jack told Peter the owner has a variance to stay in her camping trailer on the lot until December 31. They must either come back for an extension or be out of the camper by December 31. Peter will inform Ms. Drew.

Tin Mountain building permit for an observation deck had been approved. Peter told Mike Cline of Tin Mountain, he wanted engineer plans for the deck and the engineer's plans came back with a better and sounder structure. He was glad he insisted on that. Also, a security gate will be placed around the structure to prevent the unauthorized entrance to the observation deck.

Lastly, Peter asked the Board if they were happy with his work and the compensation level. Sara replied she thought Peter was doing a good job. Jack agreed saying he was happy with the work. Peter said he would like to continue for another year. Peter requested some identification to present to property owners when he goes on inspections such as a hat, shirt or jacket. Jack suggested business cards. Joe made a motion to have a hat, a shirt and

business cards made up that will say, Town of Albany, Code Enforcement Officer, Jack seconded the motion and all were in favor.

Peter noted he has files that are building up at home and he would like a place at town hall for these files.

Administrative Assistant Report:

Mike Martin of the Forest Service called the office this week to report there are no wreaths hanging at the Albany Covered Bridge and he doesn't know anything further as to their whereabouts.

Jack made a motion to accept payment on a delinquent tax account in the amount of \$2,342, plus interest accruing on 2011 and 2012 levies. Payments will be made to Albany over six months in the amount of \$400.00. Joe seconded the motion and all were in favor.

At 4:50 p.m., Joe made a motion to adjourn, Jack seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Administrative Assistant