

## **Minutes**

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

**July 25, 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, Peter Carboni and Curtis Coleman. The following business was conducted.

#### **Regular Business:**

- Reviewed & approved July 11 minutes-Joe made a motion to approve the minutes as submitted, Jack seconded the motion and all were in favor.
- Signed checks totaling \$5,211.49.
- Reviewed & approved Goldman escrow release and engineer report.
- Reviewed & adopted Albany Emergency Operation Plan.
- Reviewed NH Department of Resources and Economic Development Division of Forests and Lands letter appointing Peter Carboni as Albany's Fire Warden.
- Reviewed NHDOT letter regarding highway block grant aid.
- Reviewed Town of Conway letter of potential regional impact.
- Reviewed Conway household hazardous waste collection day.
- Reviewed invitation to Eastern Slope Airport Authority annual meeting.
- Reviewed & declined White Mountain Oil price cap insurance.
- Reviewed Deed List, signed waivers.

#### **Planning Board:**

Sara pointed out that Albany's site plan review regulations require an occupancy permit after completion and an inspection of the project. Profile Motors has parked cars on their new lot without the inspection or occupancy permit. A phone call will be made to Profile Motors to inform them of the requirement.

#### **Curtis Coleman (Road Agent):**

Curtis and the Board viewed the pre-construction video of Bald Hill Rd. from the Conway Village Fire District. Joe pointed out what seemed to be some ripples in the road but it didn't extend to where it does now. He told Curtis after meeting with the Fire District, they did not feel they damaged the road

but Joe feels like they did or at least exacerbated the situation causing quicker deterioration. Jack thought the road was completely smooth before the construction. The Board and Curtis discussed possible causes for the ripples. Joe had spoken with Tara Taylor who works for NHDOT and she concurs with Joe's point of view as she also drives over the road every day. Curtis is going to contact the Conway Village Fire District to see if they may agree with the possible causes for the ripples and to see if they can come to some agreement to fix the road. Joe said next time any construction happens on or near our roads, a bond will be required prior to its commencement.

Curtis next discussed the Madison turnaround on Old Colony Rd. He would like to contact an abutter to where the current turnaround is to see if a deal could be worked out to use their property but he wanted approval from the Selectmen first. All agreed he should contact the abutter.

Curtis told the Board he has begun the maintenance work in the Wildwood development. He has paved the ditch lines and will be sealing the roads into the ditch lines. He said the drainage on Tabor Circle will be complete tomorrow. This will help drainage in the whole development tremendously. Joe asked how the overall conditions of the roads were in the area. Curtis said he will seal coat the whole development. Curtis thinks the town should vote annually to add money to the highway capital reserve fund so after it has built up, a chosen project can be done. The Board agreed.

Sara asked Curtis if the tree branches that are covering the bicycle signs on Passaconaway Rd. could be cut back for better sight. Curtis agreed he would see that it got done. Joe said he would like to invite Mike Martin of the Forest Service to a meeting to discuss cutting back some of the trees on Passaconaway Rd. that is not done by PSNH as their lines do not go out that far. Sara thought that because the Forest Service will be logging in that area in the near future, they should be responsible for the whole project. Jack added the road should also be bonded when they start to log.

Jack asked Curtis what the status is regarding cribbing the bridge at the northern entrance of Drake Hill Rd. for the ongoing logging operation there. Curtis received a second letter from H.E. Bergeron clarifying his position on the bridge and as long as the axle weight did not exceed 50,000 pounds, he was agreeable the bridge could withstand the trucks travelling over it. It could not handle the weight of the whole truck on it which is not possible anyway.

**Peter Carboni (Code Enforcement Officer):**

Peter came before the Board to discuss a building permit application he had just approved. He was aware the Board had reservations about the septic design that was recently approved and was present to answer any questions they had. The Board questioned the second building on the lot as well as the driveway. Peter assured the Board after speaking with the owner that the second building will be an accessory building and the apparent second driveway is actually an existing logging road and his driveway will veer off of it and then reconnect to it. The Board was satisfied the lot will be in conformance with the zoning ordinances.

Jack asked Peter about the progress of Nancy Drew's construction. Peter said he is not confident she will be able to comply with the one year expiration of her building permit. He does not see enough progress being made. Peter said the building is sound as for the part of the construction she is at right now. He said there is no deflection and the floors are level. He told the Board the roof had been taken off and she has complied with everything Peter has recommended to secure the construction. It is secure. He wants to make sure it stays safe until the roof is put on. He wants to inspect it soon and would like a Selectman to be present when he does. Joe said he would go with Peter.

**Miscellaneous:**

Jack reported that the co-op for Golden Oaks Community was not successful. Steve Parker is the new owner of Golden Oaks. He has changed its name to Piper Meadows. Joe would like to have Steve in to the next meeting to see if he has a plan to execute in the upcoming months.

Joe drafted a letter to Jim Goldman requesting he repair Cook Farm Rd. as it had been damaged by the construction of his subdivision. Jack amended the letter and the Board discussed the changes. The Board will sign the letter next week.

**NonPublic Session RSA 91-A:3(c):**

At 4:50 p.m. Joe made a motion to move into nonpublic session citing RSA 91-A:3 II (c). Sara seconded the motion and all were in favor. Roll call was unanimous in the affirmative.

At 5:05 p.m., Sara motioned to move into public session, seconded by Jack and all were in favor.

JF\_\_\_\_  
JR\_\_\_\_  
SYK\_\_\_\_

At 5:06 p.m. it was determined that the minutes shall not be publicly disclosed. Sara motioned to seal the minutes, to not publicly disclose the minutes because it is determined that divulgence of the information will likely affect adversely the reputation of any person other than a member of the Board. Joe seconded the motion and all were in favor.

At 5:10 p.m., Jack made a motion to adjourn, Joe seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard  
Administrative Assistant

DRAFT