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Minutes

Albany NH Selectmen's Meeting

July 27, 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 Lee Grant and June Johnson. The following business was conducted.

Peter Carboni joined the meeting and discussed issues to be faced by a code enforcement officer. He said if he were to be hired, he would charge fees by using a flat rate system to be absorbed by the property owner through the building permit fees. Jack asked Peter to write a proposal including the fees he would charge. Sara and Joe agreed that Peter should submit a proposal for review.

Jon Munro, Sr.:

Jon and his two sons, Jon Jr. and Peter came before the Board to discuss the letters they received regarding the illegal junkyard on his property. The Selectmen's deadline of June 30 clean up has passed and the property has not been cleaned up. Sara asked if there is a plan. Jon Jr., replied when these letters were received it was near winter and there was not enough time to clean up the property before snow arrived. Sara replied that is why the Board felt that June 30, 2011 was ample time to at least show some real progress on the clean up.

Jon Jr. recalled one letter noting some assistance was available from a local company. Joe said yes, George Ricker has a loader and a crusher and can transport and sell the steel. He will pay himself first and any remaining money would then be returned to Jon Sr. Jon Jr. said he contacted Ricker last year and was told he was too busy. Jon Jr. added he recently returned to town as he has had some health problems. He wondered what the Selectmen had in mind for a time deadline saying this task was a tremendous one. Sara sympathized with the amount of work to be done in order to clean up the property and felt there should be a very noticeable dent in the cleanup by the end of the summer.

Jon Sr. added the property has been used as dumping grounds for over 30 years dating back to before he even owned it. Jon Jr. had called someone regarding the tire removal and stated he will get in touch with him again.

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Jon Jr. next discussed the dilapidated mobile home on the property at Bald Hill Rd. Years ago, an abutter had their property surveyed and thought the mobile home was on their property. They proceeded to put a backhoe through it before realizing this was not their property. They also picked up land markers and removed a rock wall. Jon Jr. said he will take some time off from work to help with the clean up. Sara asked Jon Jr. to take occasional pictures and e-mail them to the Selectmen office to show the progress of the clean up. Jon Jr. replied he would do that.

Jon Sr. told the Board that the assessor had moved the property boundary lines. Jack said the assessors did not move any boundary lines.

Joe told the Munros' he would like to see progress of the property getting cleaned up.

Peter told the Board the dilapidated mobile home had liens on it. The AA replied there were no liens on the mobile home. Jon Jr. said the mobile home had been the place of a criminal investigation by the Carroll County Sheriff Department and he didn't think it had been cleared as of yet. Lt. Michael Santuccio of the Carroll County Sheriff Department joined the meeting. The Board asked Michael if he had any knowledge about this investigation. He replied he will look into it and call Jon Jr.

The Board thanked the Munros' for coming in to the meeting to discuss the issues at hand and look forward to seeing the clean up progress.

Lt. Michael Santuccio:

Jack asked Michael who was responsible for the increase in parking violation fines. Michael replied he asked the deputies to step up the parking violations as it is revenue for the town. Jack asked how the patrols had been going. Michael replied it was going well and he would like to increase the number of patrols through the month of August. The Board was in agreement to increase the patrols. Michael told the Board he was going to begin having the deputies fill out logs of times, places and activity.

Michael next discussed signage and speed limits throughout town, saying the deputies cannot enforce speed limits if it is not posted and state law says residential town roads will be posted at 35 miles per hour unless a town ordinance says otherwise. Michael thought a standard procedure should be created in order to meet the desired effect.

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Curtis Coleman, road agent joined the meeting. Curtis said he will give the Selectmen an opinion on each road regarding speed limits by next week.

Jack asked Michael if he thought the patrols were working effectively. Michael said yes but he would like to see more numbers. Michael added that they have definitely received more calls than normal. He would like to increase the patrols to three or four times a week and he can return to a meeting in a couple of weeks with some patrol logs. The Selectmen agreed to this plan. Michael left the meeting.

Curtis Coleman:

It had been brought to the Selectmen's attention that a driveway had been placed on Bald Hill Road without the proper driveway permit. After the AA researched their file, she reported the property owner did receive a driveway permit in 2006. Curtis thought the driveway was already there and the owners had just paved it recently. Jack replied there was roughing there but it had grown over. Joe told Curtis, the owners cleared their side yard and then cleared the second driveway again. Joe thought the driveway grade was much more than 8%. Curtis agreed saying it was probably around 12%. Jack said it was not a safe driveway. Sara felt the pavement made it even worse because when the snow melts and then refreezes in cycles, the water and ice will end up in the town road. Joe said there was nothing to be done at this point but he would've liked to ask them why they didn't have a five foot radius, have poor drainage and the grade exceeds the 8%. Curtis replied they couldn't even meet the negative grade. Joe read from the street standards that property owners are supposed to ask the road agent for an inspection before paving and they had not.

Jack discussed the condition of Chase Hill Rd. saying it the surface was like a washboard and very dusty and there had been complaints by the customers of the Darby Field Inn. Curtis replied it was not cost effective to place liquid calcium chloride on the road for the dust as it could wash away within a few weeks if we receive a lot of rain. He would rather spend the money on other maintenance projects but added he may sprinkle a bit of powder calcium chloride in the vicinity of the Darby Field Inn. Curtis left the meeting.

Old Business:

Joe reported the second camping trailer had been removed from the Hardy Family Trust property. Sara asked the AA to inform legal counsel of the removal.

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Sara made a motion to contact Jae Whitelaw, legal counsel, to write a formal letter to Brad Donaldson, requesting he require his residents to post their E-911 numbers on their mobile homes as it is a fire and safety issue as well as providing the office with a current list of his tenants, Joe seconded the motion and all were in favor.

Regular Business:

- Reviewed & approved July 13 minutes-Jack made a motion to approve the minutes as submitted, Joe seconded the motion and all were in favor.
- Signed checks totaling \$51,458.20.
- Reviewed & approved one building permit.
- Reviewed copy of Notice of Decision from Jae Whitelaw.
- Reviewed NHDOT driveway permit.
- Reviewed PSNH energy efficiency programs.
- Reviewed information from Municipal Derivatives Settlement.
- Reviewed 2010 audit from Vachon, Clukay & Company
- Reviewed deed waivers-Approved 15 deed waivers. Tabled one deed waiver to see if any back rent is owed on the lot. Jack made a motion to refuse one deed and set up a payment plan to be signed by land owner. Deed will be accepted if any payment is missed. Sara seconded the motion and all were in favor.

Miscellaneous:

Jack thanked the team who put together another successful Albany picnic at the Russell-Colbath House on July 23. The team included Kathy Carrier, June Johnson, Lee Grant, Cort Hansen, Dick and Shirley VanDyne and Jack and Camille Rose. Jack requested the residents of Albany to e-mail him at jack@consultec-mwv.com with any ideas on what it would take to get more people to participate in town functions.

Lastly Jack brought a bowl and spoon that had been left at the picnic to the office in case someone wanted to claim ownership of them.

At 5:00p.m., Jack made a motion to adjourn, Sara seconded the motion and all were in favor.

Respectfully Submitted,

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Kathleen Vizard
Administrative Assistant

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