

Minutes

Albany NH Selectmen's Meeting

June 1, 2011

At 3:05 p.m., the Selectmen's meeting was called to order. In attendance were Sara Young-Knox, Jack Rose and Joe Ferris. Also present were JoJo Belleville, Lee Grant, June Johnson, John Roberts and Curtis Coleman. The following business was conducted.

Regular Business:

- Reviewed & approved May 25 minutes-Jack made a motion to accept the minutes as submitted, Sara seconded the motion and all were in favor.
- Signed checks totaling \$4,015.10.
- Reviewed bids for town hall work and recommendation from Brian Taylor-See below-bids for town hall
- Reviewed & approved letter to April Gilcreast and Derek Gilcreast.
- Reviewed correspondence from FEMA.
- Reviewed correspondence from Time Warner Cable.
- Reviewed letter from NH DES.
- Reviewed letter from Visiting Nurse and Hospice Care & approved support letter of their merge.
- Reviewed letter from Carroll County United.

JoJo Belleville (Department of Revenue):

JoJo reported to the Board that the assessors have done a good job in Albany and met all guidelines. The only part that didn't meet guidelines is current use. In order to comply, each current use parcel will need to be researched and corrected, if necessary. This could take years to complete. JoJo will assist the AA to begin the process.

JoJo told the Board the task is a bit more difficult because Carroll County Registry of Deeds is the only county in New Hampshire whose records are not offered online. Sara and Joe thought the registry's records should be online. With today's technology it could be done with ease. This would make research of current use records convenient. Without it, the AA will have to make numerous visits to the Registry of Deeds in order to bring the town into compliance.

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JoJo lastly asked the AA to forward a copy of the assessing contract once it is received.

John Roberts:

John reported the work for PSNH in Wildwood has been completed and he believes he has left the roads as good as they were before the work was done. He said everyone in the development was excellent to work with. John added that in addition to PSNH, Fairpoint and Time Warner joined in on the project and they placed all new wires in the development as well.

Jack said he only received one comment and it was not known if it was caused by the heavy trucks or it was normal wear and tear. They thought the current condition of their portion of the road would deteriorate quickly. Jack had Curtis take a look at it. Curtis said the road was in fair shape and he didn't think damage was done by the heavy trucks. Curtis added he didn't think it would get worse quickly. He said the roads look good in addition to the shoulders. Normal maintenance needs to be done to Wildwood Rd. and Tabor Circle such as drainage and sealing.

John told the Board in a few places where culvert needed to be dug up, he replaced them with new culvert. He used crushed gravel on the shoulders and compacted it. However, there has not been a torrential rain; he feels the where they dug should hold up. He will inspect again after a hard rain and if it needs repair, he will do so within reason.

Curtis Coleman:

Joe told Curtis he had an acquaintance of his, which works for North Country Procurement, inspect the bridge on Drake Hill Rd. in reference to the logging that will take place. He thought the bridge would be fine to hold the weight of the trucks as only half of the truck would be on the bridge at one time. Joe said if the logger has a certificate of insurance it would cover any damage to the bridge and then the town could ask them to bond the road only. And if that was not satisfactory to the Board, Joe said their skidders could carry the logs over the hill to Madison where the majority of the logging will take place.

Curtis spoke with Megan Henderson, the forester who is in charge of the logging. He told her they would have to improve the entrance to Moody Rd. which is the logging road they would be using. Curtis said Megan was receptive to the town requiring a bond for the road. When Curtis spoke with H.E. Bergeron, he suggested possibly cribbing the bridge which would increase the weight load. He referenced to Megan, the letter from H.E.

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Bergeron, whose opinion it was that any truck weighing 50,000 pounds or less and has a maximum axle weight of 40,000 pounds may use the bridge. Curtis interprets the opinion to mean the truck cannot weigh more than 50,000. Megan interpreted it to mean 40,000 pounds per axle giving the allowed truck more maximum weight pending how many axles it may have. Curtis will speak with H.E. Bergeron again regarding the difference in weights. Sara noted there is plenty of time as logging is not scheduled to begin until next winter.

Curtis spoke with the project manager for DeFelice who will be doing the wastewater project on Bald Hill Rd. Curtis asked why the road needed to be closed every day for two months. The project manager said it didn't need to be closed every day but could not give a definite schedule of when it would be closed. He told Curtis he will coordinate with Conway Fire for any emergency action and assured that emergency vehicles would be able to get through. He further told Curtis he would put signs at the end of Chase Hill Rd. and Cook Farm Rd. noting the closing if that was desired. The Board felt Bald Hill Rd. should not be closed every day for June and July.

The project manager was also going to contact Marc Donaldson of the Darby Field Inn, who had concern for his business because of the road closing. Sara suggested the project manager contact the Selectmen office a day in advance of the road closing so it may be posted on the town website. Curtis will contact the project manager.

Bids for Town Hall:

After review, Brian Taylor suggested the Board go with the low bid on the town hall work as long as the contractor met all requirements. Sara felt comfortable with the recommendations made by Brian. Sara made a motion to approve the lowest bid if all requirements are met, Jack seconded the motion and all were in favor.

New Business:

Sara informed the Board that more camping trailers have been placed in the Johnson Development on Passaconaway Rd. She would like a letter be sent to all property owners on Passaconaway Rd. by the Johnson Development, informing them they cannot place an unregistered camping trailer on a lot as it becomes a permanent dwelling and they should refer to Albany's Zoning Ordinances and comply with them. Joe added these trailers are not set in a campground and have no running water or septic. Sara said there can only

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be one primary dwelling. She would like to ask Jae Whitelaw, town counsel, what we can apply to this situation.

Jack asked the Board how they felt about the proposed removal of stairs by the Albany Covered Bridge by the Forest Service. Sara would like to see them stay and be maintained as many local people and visitors use them to get to the river. Jack and Joe agreed. A letter will be sent to the Forest Service.

NonPublic Session:

At 4:15 p.m. Sara made a motion to move into nonpublic session citing RSA 91-A:3 II (c). Jack seconded the motion and all were in favor. Roll call was unanimous in the affirmative.

At 4:25 p.m., Sara motioned to move into public session, seconded by Jack and all were in favor.

At 4:26 p.m. it was determined that the minutes shall not be publicly disclosed. Jack 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 4:27 p.m., Jack made a motion to adjourn, Joe seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Administrative Assistant