

Agenda

Albany NH Selectmen's Meeting

October 17, 2012

At 4:28 p.m., the Selectmen's meeting was called to order. In attendance were Joe Ferris, Jack Rose and Sara Young-Knox. Also present was Peter Carboni. The following business was conducted.

Regular Business:

- Reviewed & approved October 10 minutes-Jack made a motion to approve the minutes as submitted, Joe seconded the motion and all were in favor.
- Signed checks totaling \$2,854.89.
- Reviewed & approved one pistol permit.
- Reviewed & signed ordinance violation letters.
- Reviewed & signed NH Schoolcare annual meeting invitation.
- Discussed and confirmed Conway Village Fire District proposed concept-Sara made a motion to confirm the proposed concept is acceptable with agreed terms from the Conway Village Fire District, Jack seconded the motion and all were in favor.
- Reviewed NH Department of Safety notice of Homeland Security Grant application period.
- Reviewed correspondence from Time Warner.
- Reviewed correspondence from NH Local Government Center.
- Reviewed invitation to NOPE Annual National Candle Light Vigil.

Peter Carboni (Code Enforcement Officer):

Peter told the Board he has joined the International Code Council and has received new catalogs to reference.

Peter reported on the approved Hiland permit. He said the foundation and slab have been poured and the house would be arriving the following day. There had been a few minor issues with the plumbing but otherwise the builder is top notch.

Peter left a voice message for Chris Treller whose permit expired August 10. He noted Chris would be eligible to renew the permit but has not been in contact at this point. Peter went on to say if Chris doesn't renew his permit and continue his work; it may become a safety issue at some point. Joe said there was a fence around the property preventing a safety issue.

Peter inspected the Drew property on Bald Hill Rd. The reconstruction is going well. The walls are up to code. Peter has been utilizing the Code Council to get their opinions. Joe asked if their chimney was being replaced. Peter replied he didn't ask but thought it was lined. Joe said it was lined but has been through a fire. Peter said he will question them. Peter went on to say the yard has been coming up in conversations often and he would like to know what the action step will be as to having them clean up their yard. Joe replied at this time he would consider it building material that will stay there until the construction is finished. Peter stated he could let the owners know that it must be cleaned up after construction has been completed. Joe feels they should be cut some slack for now and once the building is up, make them clean up the yard.

Peter contacted the State Fire Marshall Office regarding safety inspections. They told him he has the authority in the absence of a chief to be the safety inspector. Peter would like something formal drawn up by the Selectmen if they would like him to take on this role. Peter thinks the role should be consistent. If he does residential safety inspections, it should not be just once; it should be done for everything. He said he could partner up with the Health Officer.

Peter next informed the Selectmen he had inspected Profile Motors. He did not feel an occupancy permit was required as he understood that permit would be to occupy a structure; this is an "as is" use. Sara noted the zoning requires that commercial activity be signed off by the Planning Board. To Sara, occupancy is to use a property for its purpose. In this case a car dealership. She considers the cars to be a permanent structure as they will always be parked on the lot. Sara said her only concern was that Profile had done what they were supposed to do. Peter asked if an engineer should check the construction and make sure it is according to their approved plan. Sara didn't think it had to go that far and Peter should inspect to make sure it is constructed according to their plan.

Peter told the Board when he does a safety inspection on a house; he has to make sure it has fire alarms. On the commercial side, he said he doesn't mind taking it on but there needs to be consistency. Peter feels it would be better to have Conway Fire Chief Solomon do the inspections. He has a wider range of experience and it is included in Albany contract with Conway. Peter will agree to perform residential safety inspections.

Today, Peter has received two building permit applications. One is for a garage on the property of Alan and Leah Valladares. The other is for the

removal of two sheds on the property of Robert Reed in Wonalancet and the construction of a larger shed on the same property.

Peter would like to see a permit created for the demolition of a building. This would ensure that any hazardous materials will be disposed of properly. Peter would also like to see two and a half stories defined in the ordinances. He reported Tin Mountain has not gotten back to Peter regarding their lookout tower. He would like it gated for safety and see plot plans from them. He figures they will wait until spring.

Miscellaneous:

Jack made a motion to allow the hall to be cleaned an extra time this month as it is rented out numerous times, Sara seconded the motion and all were in favor.

Jon Munro Jr. reported his cleanup progress on his father's property in an e-mail. He is not able to continue cleaning up full time but has returned on weekends as he is able.

Rich Slingsby will commit to payment on the repair of Cook Farm Rd. as soon as he sees work starting. Jack said to get Curtis' opinion.

Jack reported he has a meeting tomorrow with the engineer from Conway Village Fire District and Burr Phillips, engineer for Albany regarding the water tank project on Bald Hill Rd.

At 4:45 p.m., Sara made a motion to adjourn, Jack seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Administrative Assistant