

Minutes
Albany NH Selectmen's Meeting
January 30, 2008

The Selectmen's meeting opened at 4:00 p.m. Robert Mathieu, Dorothy Solomon, and Dan Sdankus were in attendance. The following business was conducted

Regular Business:

- Reviewed & approved January 23 minutes
- Signed checks
- Reviewed Cease and Desist letter to Mark Brown
- Reviewed letter to Malcolm & Elizabeth Thomas
- Reviewed 2008 updated budget

2008 Budget

Increases

Town Officers' Exp

Administrative Assistant from 29,443 to 30,709
Overtime from 2,124 to 2,214
SS;Med from 2,460 to 2,500
Retirement from 2,498 to 2,684
Sick Pay from 567 to 591

Welfare from 20,000 to 26000

Decreases

Public Safety

Fire & Rescue 71,500 to 0
(This amount to be voted on to come from UFB)

Legal from 15,000 to 12,000

Jack Rose—Planning Board Chair

Jack came before the Board to discuss the ongoing work being performed at the Chocorua Estates property. Jack said that it was a topic at several

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Dan_____

Planning Board meetings. He said that Mark Brown keeps working on the property even paving it all the while not having permits in order. Bob asked if Jack thought that Mark is making a statement by continuing his work without permits. Jack said yes and all his permits are expired and there's a concern of drainage.

Dan said that Chocorua LLC bought this property as it is with all permits being expired, but was following all the previously approved plans from the late 1980's.

Jack reported that the Planning Board has finally received engineer plans from Mark Brown and would like a second opinion from the Town's engineer. This is after many months of appointments with the Planning Board and repeatedly saying that the plans were coming. Then Jack discovered that the property had been paved at which point the Planning Board decided that Mark Brown had gone too far and this had become a Selectmen issue to impose a cease and desist order on the Chocorua Estates, Chocorua, LLC, and Mark Brown.

Bob wanted to know if DES was aware of the changes being made on the property. Jack believes that DES is aware of what is going on. He went on to say that if DES approves of the changes as well as the Town's engineer, then the Planning Board will also approve but Jack believes that Mark's process should not have been able to go this far before being stopped. Dan believes that after Mark inherited Bill Lake's plans, he decided to improve upon them and did not go through the proper channels.

Jack would like 30 days for the engineer to report back with his analysis of the plans and he will see to it that the engineer gets the plans. Dan said if there's any sign of work on the property, that the cease and desist order will be signed, delivered, and enforced.

Curtis Coleman

Curtis approached the Board to discuss projects that need to be done during the ensuing year. He told the Board that the roof of the covered bridge located on the Kancamagus Highway is in need of repair. He received estimates from some companies and thought that the fairest estimate came from Acorn Roofing. Acorn gave Curtis a few estimates. The first was \$20,000 with a certain metal material and second was with a more rugged metal material at \$25,000. Dan asked if Albany is responsible for the full cost and Curtis replied affirmatively although the WMNF has split the cost with us previously. Curtis also said he received estimates to have the bridge painted or stained. One coat--\$4,400 and two coats--\$8,800.

Bob suggested that \$30,000 should go on the warrant article then see if the WMNF will split the cost and the article can be amended at Town Meeting.

Curtis said the last time the covered bridge was remodeled was in 1970 so the repairs are severely needed.

Bob asked Curtis if he might consider taking the \$30,000 from the encumbered \$100,000 for road repair after finishing paving and repairing the planned roads of Albany. Dan stated that Curtis should not cut it short. The roads need the repair. Curtis continued that after all the repairs are finished it will be like starting over as the roads will require maintenance. Dorothy added that if we don't maintain the roads, it will end up costing the Town more in the long run.

Bob inquired to Curtis where the Town stands with the Lakes for the easement over their property to the Golden Oaks Park. Curtis replied that Peter Malia is working on an agreement. This agreement will include the making of the gravel road that meets the Town's standards for the price of \$130,000.

Curtis went on to say that many years ago, the Planning Board approved the Golden Oaks Mobile Home Park. This means that the Town is liable for the bad access, and emergency service vehicles can't get down there. Bob replied that Golden Oaks needs fair treatment. Curtis said that at one point, Drake Hill Road is 13 feet wide with the snow on the sides. He figures that the maintenance of Drake Hill Rd. requires an extra 50,000 trips for his trucks a year and that estimate was being kind. He said that if the Board approves, he will present a plan to the Town at Town Meeting. The Board agreed that an article should be on the warrant for \$130,000 for the purchase of a right-of-way from Chocorua View Trust to include the gravel road up to town standards. Bob added that is the Board's responsibility to make the Town's roads safe.

Dan asked Curtis if driveway permits would be required for the Chocorua Estate property. Curtis replied that no, it's not a town road. Dan said that after the subdivision, there were no driveway permits but must have had one for Drake Hill Rd. Bob said that Bill Lake had the permit. Dan added that if the Town does take over the road that Mark Brown should be required to apply for driveway permits now.

Dan said that Steve Knox should be invited to the next Board's meeting to discuss the progress of the property purchase on the Kancamagus Highway. Bob suggested that an offer should be made on the property and to worry

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Dan_____

about grants later. He said that the Town should move fast if we want it to happen. Dan concurred and said that conservation is wonderful but we need to have a return on the property also. He went on to say that the Town should borrow the money and do this. Bob replied that the intent of borrowing money is to pay bills not purchase property and maybe the way to go would be to raise the TANS line on the budget to open up the discussion at Town Meeting. The Board can drive both paths at the same time. Bob reiterated that the Town needs to move quickly on this. Dan asked the AA to call Steve Knox and invite him to the next Selectmen's meeting.

At 6:00 p.m. Dan motioned to adjourn, Dorothy seconded and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Administrative Assistant