

Minutes
Albany NH Selectmen's Meeting
March 26, 2008

At 4:00 p.m. the Selectmen's meeting opened with Robert Mathieu and Daniel Sdankus in attendance. Joe Ferris, Steve, Knox and Brian Taylor also attended.

Appointments: Mary Willenbrock 4:30 p.m.
Terry Miller USFS 5:00 p.m.

Regular Business:

- Reviewed & approved March 19 minutes
- Signed checks
- Reviewed & signed Selectmen's Deed
- Reviewed & tabled one Building Permit
- Reviewed Selectperson training program by Antioch
- Reviewed NHMBB (NH Municipal Bond Bank) program
- Reviewed memorandum from LSC Transportation Consultants, Inc.
- Reviewed DRA mini-course—"Regulation & Taxation of Earth Excavations"
- Reviewed DRA Community Action Report
- Reviewed & sign letter to WMNF for financial assistance toward Albany Covered Bridge

Miscellaneous:

Bob noted that there was a pandemic training coming to Conway on April 17 and a health officer is supposed to attend. Bob stated that he could not make it and asked Dan if he could. Dan said he would not be in town that week. Bob asked Brian Taylor if he could attend in their absence. Brian said that the communications are not consistent with the Health Department and he would check it out to make sure the date is set.

Mary Willenbrock:

Mary came before the Board (Board acting as Health Officers) to ask where she stands and if she can continue to work as the mold has been removed from her house. She said her tenants have returned and she would like to complete the work. Bob said that Dan had been filling him in as to what was going on. Dan asked Mary if she knew anyone personally at the air quality company. She replied no. Dan said that he thought she got raked over the coals. The mold remediation test was first taken while her heat was running.

The inside temperature was 66.7 and the outside temperature was 38.2. Then after the mold had been removed, the air quality test was taken without the heat running. The inside temperature was 56.6 and the outside temperature was 32.4. Dan said that without the heat running, it renders the test useless and not accurate at all. He asked Mary if she told them to go forward with the plan and continue to work. She replied that she had. Dan had requested that Mary not move forward with any construction until he had inspected that the mold was removed fully. Dan said that when they performed the air quality test, the heat should have been on. He went on to say that another air quality test must be done and this time with the heat running so the test will be accurate. Mary said she never saw the recommendations and hired whomever the insurance company recommended.

Dan showed Mary the diagram of what was to be done and had not been. He said that the diagram showed that the floors were to be removed and in fact had not. Dan has pictures to prove this. He said that there still could be mold in the house. Mary said that they could not remove the floors because they can't get under the house because the snow banks were too high. Bob stated that he was concerned with the mold and the safety of the children that are living there. He is also concerned with the possibility of the floor absorbing water and creating more mold.

Dan said to get the air quality test done because the previous one is inaccurate but he said that the electrical repairs in the kitchen appeared in order. Mary would like to get someone in there to finish up the work. She has no problem doing another air quality test but she will need something in writing that cites the ordinance or law to back up the health officer. Bob told Mary that with health concerns, the health officers have to follow up on issues such as this. He suggested that Mary put her tenants up in a hotel until everything is done. He said that there are many flaws in the reports. Mary said she will do whatever needs to be done and she just needs it in writing for the insurance company so they will pay for it.

Dan told Mary that is up to her to make sure that the recommendations are followed. He said there was water running from the furnace into a bucket. Mary said it has always been like that since the tenants have lived there and they should be able to back that up. Bob said to start with the air quality test, if it comes back acceptable, then the work can continue. Bob added that she should notify the tenants of the potential risk if they stay in the house.

Terry Miller:

Terry stated that he needed something in writing to present to his engineer for the aid in funding for the covered bridge roof replacement and paint job.

The Selectmen signed a letter asking for aid and handed it to Terry to bring back to the office.

Terry was also before the Board to say that in a couple weeks, a public notice will be going out. The Forest Service is talking about letting go of certain sites that they own that are not pulling their share, one of which is White Ledge Campground. He continued that nothing is decided, they will have to get public input. He added that it could become a trailhead and a volunteer camp. He said they could invest elsewhere.

The Forest Service is also looking for input on Dugway. It's also one that might be on the closure list. It is getting costly to clean up and the bathroom there needs to be replaced. Bob asked if the Forest Service would be open to the options of partnering with the Town of Albany. Terry said yes and he just wanted the Board to know in advance about the public notices. Steve Knox asked Terry what process has the Forest Service used in deciding which areas to look at. Terry replied that they have looked at the current cost to maintain and refurbish. He said it's very methodical and not strictly money based.

Bob asked if the Town should table the Covered Bridge project until the Forest Service can come up with the money. Terry said to wait just until the engineer can approve the amount. Bob asked Terry if it would be six months. Terry replied that the response would be soon, but the money would come in the 2009 calendar year. Steve Knox spoke to say that he strongly recommends that the Town wait until the Forest Service goes through their process and confirms an amount. Terry said it should only be a few months.

Miscellaneous:

The Board reviewed questions brought forth by the Concerned Citizens of Albany with regard to the purchase of the easement from Chocorua View Trust. First, Bob said, we must clarify the permit with the state. He went on to say if there is one more threat from Bill, the deal is off.

The next step would be to create an agreement with Brad and have Peter Malia's approval, then create another agreement with Bill in the same manner. Next, have a meeting with all interested parties and Peter Malia. At the same time, the grants should be applied for. Once all the agreements and permits are in place the Town must secure the road and make sure the project gets completed. Bob continued that if the only way to do this is to get a bond then a bond will be looked into. We should try to keep the legal costs down. Bob was quoted \$500 for a \$150,000 bond. Bob said that somehow some way, we will secure the project.

Bob went on to say that as far as the grant, we might want to consult with Donna Lane in addition to Josephine Howland. He had heard that when it comes to grant writing, you get what you pay for. Dan said that Donna was not in town right now. She's attending school in Nashua and moving back and forth. Bob said he was just concerned with the quality of grant writing and the track record being OK. He said he doesn't want to waste efforts on other issues.

Bob continued by saying that there is no reason to survey the property yet because we must have a driveway permit first. From his research, Bob said it could cost between \$1,000 and \$2,000.

Dan said he would like to make sure Brad Donaldson is committed to this project and can't back out once the project has begun. Bob said it was a no-brainer because part of the agreement would be the gating of the exit to Drake Hill Road. Bob said as part of the agreement, have Brad secure the funding in escrow to cover the costs of connecting to the easement. Dan suggested getting prices on bonding. Bob replied that a permit should be first. He added that any threats between now and then could squash the whole thing. Joe Ferris said that, years ago, F.W. Webb wanted to develop the property but ended up in court with the Lakes. Dan said, in that case, there was transmission fluid that had spilled on the property and Bill didn't want to clean it up but wanted to keep their deposit. Joe asked Dan if that spill was part of the easement purchase. Dan replied that no, the spill was more toward the house.

At 5:40 p.m., Bob motioned to adjourn, Dan seconded and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Administrative Assistant