



Town of Albany, NH
Planning Board Monthly Meeting
November 8th 2021

Call to Order: 6:07

Attendance: Sean Wadsworth (Chair), Peter Carboni (Vice Chair), Kathy Golding (Select Board Rep), Morris West (Alternate)

Excused: Curtis Coleman, Bryan Bailey

Public: Carolynn Cipriani (Huttopia)

Sean Wadsworth appointed Morris West as a voting member

Kathy Golding made a motion to approve the October 18th, 2021 minutes. Peter Carboni seconded. The motion carried 4-0-0.

New Business:

Preliminary Consultation - Carolynn Cipriani – Huttopia. Ms. Cipriani discussed 3 future development items at Huttopia. Preliminary Consultation form and Map with proposed changes attached with minutes. The proposed tent sites, fall within the already approved SPR for Huttopia. The proposed shed for boat rental would need to meet the requirements of RSA 483-B Shoreland Water Quality Protection Act. Kathy Golding stated that the proposed development would require a Building Permit from the Town of Albany.

Voluntary Merger application – Charles Barth, Susan Kelley Map 6 Lots 69,70,71,72.

Kathy Golding made a motion to accept the Voluntary parcel/lot merger applications as complete. Peter Carboni seconded. The motion carried 4-0-0

Kathy Golding made a motion to approve the Voluntary Lot Merger for Map 6 Lots 69,70,71,72, with the condition requiring the written consent of each mortgage holder, per RSA 674:39-a.II. Morris West seconded. The motion carried 4-0-0. Sean Wadsworth will send a notice of decision to the applicants. The new parcel shall herein after be Map 6 Lot 69.

CIP will be placed on the Agenda for the APB December 13th meeting.

Sean Wadsworth made a motion to hold future APB meetings at 6:30 pm on the second Monday of each month. Morris West seconded. The motion carried 4-0-0.

Sean Wadsworth made a motion to adjourn. Morris West seconded. The motion carried 4-0-0 at 6:47pm.

Next meeting to be held on December 13th at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary