

Minutes

Albany NH Selectmen's Meeting

September 18, 2013

At 4:25 p.m., the Selectmen's meeting was called to order. In attendance were Jack Rose, Kelly Robitaille and Rob Nadler. Also present were Lee Grant, June Johnson and Joe Ferris. The following business was conducted.

Regular Business:

- Reviewed & approved September 11 minutes-Jack made a motion to approve the minutes as submitted, Rob seconded the motion and all were in favor.
- Signed checks totaling \$3,600.71.
- Discussed ordinances—see below.
- Town Administrator Report—see below.

Ordinance Discussion:

Rob thought it would be a good idea to begin discussing amendments to the ordinances. He referred to a time when he was on the Planning Board. There was a discussion regarding the uses of a property and there can only be a single use, either commercial or residential but not both. Rob suggested it would be beneficial to the town if property owners were allowed to have dual uses. This would increase property value and tax revenue in turn.

Everything could be rationalized according to the master plan once it is complete. Rob feels the ordinances are overly restrictive and we don't have to be stuck with the same ordinances as were created in 1982. They should be revised as times change with recommendations from the Board.

Jack said the meeting with the Planning Board, Selectmen, Conservation Commission and Zoning Board of Adjustment will get this going. Rob suggested at budget time, the Board should inquire as to how much it would cost for the North Country Council to assist the town. They may make suggestions that ultimately make the process easier. Kelly agreed saying it would be nice to make it easier for a very small business such as selling bundles of wood from a vending cart to come in and get approved easily yet still be overseen by the town. Rob agreed saying it would be good for the town. Jack thought it was a great idea and should be a topic for the upcoming joint boards meeting.

Miscellaneous:

Rob informed the Board the field of the town forest is going to be mowed. Suzanne Brown said she is planning on mowing by the end of the month.

Michael Knight:

Michael owns the property at 1337 Bald Hill Rd. After recent heavy rains, a piece of loose granite fell in front of the culvert at the end of his driveway. A piece of plastic had also gotten in between the granite and culvert further diverting the water out of its meant path. The water completely washed out access to his backyard where his trailer is.

Michael is wondering if the town would pay for a load of gravel to be placed because the ruts are huge and he feels if this had happened naturally, he wouldn't complain. He added it is a matter of the granite supposedly being on top of the culvert and it ended up blocking the culvert causing serious damage.

Michael said someone came by and moved the granite to the side where it still sits. Rob asked if he had spoken to Curtis Coleman, road agent, about the problem. Michael replied he had not. Rob said it sounded like the seasonal stream had overflowed.

Jack asked Michael if he felt if the culvert were not blocked, could it have handled the amount of water that was flowing. Michael replied yes, you can see where the water went out of its bounds. It is pretty deep but it is clearly visible. Kelly thought Curtis had said this happened before. Michael said he has lived there for a year and it had not happened while he was there.

Jack said he didn't have a problem putting the gravel in but he would like to make sure it is done right so this doesn't happen again. He suggested Curtis get in touch with Michael, meet with him and then report back to the Board. Kelly told Michael that Curtis didn't want to set a precedence because then he would end up having to fixing everyone's driveways

Town Administrator Report:

The sign violator on Ridge View Drive has been notified and he has taken the sign down.

A welfare case was processed and denied based upon sufficient income.

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The driveway at 42 Tabor Circle was reportedly being paved so they will not receive a letter requiring them to fix their driveway to prevent the washout of the properties below them. A letter will still be sent to 40 Tabor Circle. Curtis noted that 42 Tabor Circle was the main source of the problems in that area.

Public Comment:

Jack asked for public comment. Joe Ferris asked if the town was buying a maintenance shed. Rob told Joe a road into the town forest is being built on that property. The Conservation Commission was inquiring to DOT about acquiring the property but they said they would have to get fair market value for it which is not within Albany's reach at this time.

Rob would like to work something out with Fish and Game who currently has temporary permission to use the buildings on the lot. Joe was concerned if the town did acquire the property and soil samples were found to be contaminated, the town would be liable. Rob replied the state would be responsible adding if Albany could utilize the buildings it would be for farming.

Jack said at this time the Conservation Commission is working the Fish and Game to see if Albany could co-occupy the premises. Rob said it is all exploratory at this time but there is potential. Joe asked what the potential is. Rob replied the Conservation Commission is exploring the possibility of a valley wide composting spot. The property would also be leased to a farmer and the buildings may provide a place to process their product and garage their equipment. Jack stated a meeting is to be held with Fish and Game in October. The initial interest is to see what their needs are and explore what can be done.

At 4:57 p.m., Jack made a motion to adjourn, Rob seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Town Administrator

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DRAFT