



Town of Albany, NH
Planning Board Monthly Meeting
December 14th, 2020

Call to Order: 7:02

Chair Sean Wadsworth read the Town of Albany Checklist to ensure meetings are compliant with the Right-To-Know law during the NH State of Emergency Declaration

Attendance (Roll call):

Physically Present: Sean Wadsworth (Chair), Peter Carboni (Vice Chair), Curtis Coleman, Bryan Bailey

Present by Phone: Morris West (Alternate)

Excused: Joe Ferris (Select Board Rep)

Others Present by Phone: Rich Fregeau, RCC Inc, Custom Home & Timber Frames

Chair Wadsworth appointed Mr. West as a voting member for the meeting.

Mr. Carboni made a motion to approve the minutes of Nov 9th 2020. Mr. Coleman seconded. The motion carried 5-0-0 by roll call vote.

The Planning Board welcomes our newest voting member Bryan Bailey. Mr. Wadsworth discussed an overview of the resources available to Town officials for training and education, NHMA, OSI, NCC. Mr. West discussed that APB members shall conduct official business only in properly noticed meetings as per RSA 91-A

Mr. Rich Fregeau, RCC Inc., Custom Homes and Timber Frames, joined the meeting for a Preliminary Consultation for SPR. Mr. Fregeau has purchased the property located at Map 6 Lot 52. Street address 2219 NH Rt. 16. This property formerly was operating as the commercial business "One Wheel Drive", which had a fire on the premise. Mr Fregeau stated that he plans to reconstruct the 40' x 60' pole barn, with a metal roof and three sides, as it had existed before the fire, without expansion. Mr. Fregeau projected that this would not begin until late 2021. Mr Fregeau stated that once this was completed he would begin using this structure for storage of his equipment. Mr. Carboni stated that for the reconstruction of the pole barn he would need to submit a commercial building permit to the Town Administrator. Mr. Carboni stated that the use of the property for commercial business would subject the property to Site Plan Review. Mr. Wadsworth will forward the Site Plan Review materials to Mr. Fregeau, to continue the process.

Chair Wadsworth made a motion to approve and send to the Albany Select Board, the letter of non-compliance for Map 7 Lot 61, as read and attached to these minutes. Morris West seconded. The motion carried 5-0-0 by roll call vote.

Chair Wadsworth presented the budget for 2020, with a proposed budget for 2021 that is unchanged from the previous year. Peter Carboni made motion to accept the budget as proposed. Sean Wadsworth seconded. The motion carried 5-0-0 by roll call vote.

Mr. Wadsworth reported on the CIP meeting. There are proposed increases for the Revaluation Trust Fund, and for the Town Hall Property Capital Reserve Fund. All other CIP items remain unchanged from last year.

Mr. Wadsworth made a motion to adjourn. Mr. Carboni seconded. The motion carried 5-0-0 by roll call vote.



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Next meeting to be held on January 11th 2021 at 7pm

Respectfully submitted,

Sean Wadsworth – Secretary