



Town of Albany, NH
Planning Board Monthly Meeting
April 12, 2021

Call to Order: 7:06

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), Kathy Golding (Select Board Rep), Curtis Coleman, Bryan Bailey

Present by Phone: Morris West (Alternate)

Others Present by Phone: Wes Smith (Horizons Engineering representing Profile Subaru)

Peter Carboni made a motion to approve the March 8th 2021 minutes. Curtis Coleman seconded. The motion carried by roll call vote 4-0-1 (Kathy Golding abstain)

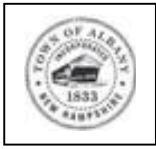
Kathy Golding made a motion to nominate Sean Wadsworth as Chair, Peter Carboni seconded. The motion carried by roll call vote 4-0-1 (Sean Wadsworth abstain)

Kathy Golding made a motion to nominate Peter Carboni as Vice Chair, seconded by Curtis Coleman. The motion carried by roll call vote 4-0-1 (Peter Carboni abstain)

Kathy Golding made a motion to approve the agenda as presented. Peter Carboni seconded. Motion carries 5-0-0 by roll call vote.

Chair Wadsworth welcomed Mr. Wes Smith of Horizons Engineering representing Profile Subaru for calling in to help complete the SPR Checklist. Mr. Smith informed the Board of the location of the proposed Lighting, and proposed Signage on the plat. Mr. Smith also informed the board of the easement ROW that is granted to Tin Mountain Conservation, and the location of the surveying Bench Mark. Mr. Smith also pointed out the 25' building setback line on the plat. Mr. Smith stated that the proposed development of the parking lot is based on an extension of the SPR approval that was granted in 2012 for the existing parking lot. The 2012 SPR approval included waivers for the extent of the buffer requirements and vegetation (green space) as specified in the SPR regulations. Chair Wadsworth confirmed that he did locate the May 9th 2012 APB minutes that contain the Public Hearing and SPR that Mr. Smith was referring to.

Sean Wadsworth made a motion to accept SPR Checklist as complete for the Profile Subaru SPR Map 7 Lots 60,61 & 62 April 2021, as presented by Horizons Engineering. Kathy Golding seconded. The motion carried 5-0-0 by roll call vote. A copy of the accept SPR application and checklist will be sent to Profile Subaru, and Horizons Engineering.



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Mr. Smith asked if the APB had any findings regarding Chief Solomon's mention of a possible Voluntary Merger for the proposed commercial development across multiple lots that are owned by different entities (Map 7 Lot 60, 61 & 62). Kathy Golding suggested that the question be presented to NHMA for guidance. Curtis Coleman stated that there are existing commercial businesses in Albany that span across multiple lots. Sean Wadsworth read from the SPR regulations sections VIII.B.1,2,3 regarding Parking areas, Buffer Zones, and Green Space. Section IX A.B.C. were also read regarding Waiver of Requirements.

Mr. Smith asked about physically attending the Publicly Noticed meeting on May 10, 2021. Mr. Smith asked about the possibility of using the larger room space at Albany Town Hall. Kathy Golding stated that members of the public must be allowed to attend. Chair Wadsworth said that he would inquire about the possibility of using the larger meeting room with the Albany Select Board.

Peter Carboni stated that the updated plot plans for Profile Subaru SPR Map 7 Lots 60,61 & 62 April 2021 should be forwarded to Chief Solomon, for his review.

Select Board Report – Kathy Golding presented material of interest regarding proposed Bills at State of NH. HB 588, an act relative to building codes for tiny houses.
HB 341 relative to permissible residential units in a residential zone.

Chair/Secretary Wadsworth stated that the APB budget as approved last fall will likely need to have an increase for the Secretary's hours. This is due to increased time spent researching and organizing APB records. In particular the APB "closet" where records are stored is in need of many hours of time to get it organized to a minimum level of functionality. Peter Carboni stated that in past years the APB has recognized the need to pay someone to do the work of organizing the records that are stored in boxes in the closet. Kathy Golding suggested that Sean Wadsworth attend the Town Meeting in June and make a motion on the floor to increase the APB secretary budget for this purpose, and that she would share this topic of discussion with the ASB.

Chair Wadsworth notified board members of upcoming training opportunities provided by OSI, NHMA and NHDES.

A discussion about changing the APB meeting time to 6-8pm was had, with an agreement to table this idea until the next APB meeting.

Kathy Golding made a motion to adjourn. Curtis Coleman seconded. The motion carried by roll call vote 5-0-0. Adjourned at 8:30.

Next meeting to be held on May 10th at 7pm.

Respectfully submitted,

Sean Wadsworth – Chair/Secretary

Albany Planning Board Minutes

Approved 05/10/21