



Town of Albany, NH
Planning Board Monthly Meeting
May 10, 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, Dale Petell (Profile Subaru), Wes Smith (Horizons Engineering)

Present by Phone: Morris West (Alternate), Leah Valladares, Allen Valladares

Chair Wadsworth appointed Morris West as a voting member

Kathy Golding made a motion to approve April 12, 2021 the minutes. Peter Carboni seconded. The motion carried 5-0-0 by roll call vote.

PUBLIC HEARING

Chair Wadsworth opened the Public Hearing for Site Plan Review for Profile Subaru, Map 7 Lots 60, 61 & 62 represented by Horizons Engineering at 7:30. Wes Smith of Horizons Engineering presented the proposal to take the existing parking area on the West side of the Subaru Profile dealership (Lot 62) and expand into the adjacent properties (Lot 61, 60). Mr. Smith stated that the storm water plan has no increased runoff to Rt 16, with a pending NHDOT permit. Mr. Smith requested two exceptions to the SPR process. The first being the landscaping in front of the parking area to be low lying vegetation plantings and mulch so as to allow for visibility of the vehicles for sale. Mr. Smith stated the vegetation and mulch that exists on Lot 62, would be replicated onto Lots 61 & 60. The second waiver request is to have the edge of the paved parking lot be a setback that matches the 2012 SPR approval of 10 feet from the ROW. Mr. Smith stated that they are requesting to be able to pave no closer than within 10 feet of the Right of Way Line.

Bryan Bailey asked if there was a landscaping plan. Wes Smith stated that they intended to replicate the landscaping as it exists on lot 62, 61

Mr Smith stated that lighting will be the same fixtures as what was approved in 2012 and will match what exists on the site now, as designed by RAB Lighting Inc.

Mr. Petell stated that Profile would like to relocate the current sign, to the location shown on the Plat. Kathy Golding (Select Board rep) stated that sign permits are handled by the Select Board. Ms. Golding stated that the Select Board had to deny the request for the sign since the proposed dimensions exceeded what is allowed in the Zoning Ordinance. Profile may request a hearing with the ZBA for a waiver.



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Morris West asked about having the development span multiple properties. Mr. Wadsworth stated that the Town of Albany does not have any Ordinance prohibiting a commercial business extending across multiple properties. Morris West asked about the Tin Mountains ROW. Mr. Smith stated the Plat Plan has the ROW language printed on the plat, and Tin Mountain would continue to have access to their property with this proposed development. Sheet C 2.0, General Notes 4, 5.

Public Hearing closed at 8:28

Kathy Golding made a motion to waive the requirements of VIII.B.2., and require that the paved area be no closer than 10 feet from the State ROW. That the visual screen of VIII.B.2 be waived and that vegetation and mulching matching what exists on Lot 63 will be permitted. Peter Carboni seconded. The motion carried 5-0-0 by roll call vote.

Mr. Smith requested, that the waivers granted will be included in the final plat plans. Once Mr. Smith has completed this the final plat will be sent to Albany Planning Board for signature and approval.

Mr. Wadsworth made a motion to approve the Site Plan Review for Profile Subaru, Map 7 Lots 60, 61 & 62 with waivers granted, and DOT Permit, to be signed out of session. Curtis Coleman seconded. The motion carried by roll call vote 5-0-0.

Mr. Wadsworth asked about vehicles that are sometimes parked for display closer than 10 feet from the ROW. Mr. Petell agreed to discontinue this practice.

New Business:

Kathy Golding made motion to change the Albany Planning Board monthly meeting time to 6-8pm. Curtis Coleman seconded. The motion carried by roll call vote 5-0-0

Kathy Golding made a motion to adjourn at 8:55. Curtis Coleman seconded. The motion carried by roll call vote 5-0-0.

Next meeting to be held on June 14th at 6pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary