



Town of Albany, NH
Planning Board Monthly Meeting
October 18, 2021

Call to Order: 6:10pm

Physical Attendance: Sean Wadsworth (Chair), Peter Carboni (Vice Chair), Kathy Golding (Select Board Rep), Curtis Coleman

Phone Attendance: Morris West (Alternate)

Excused: Bryan Bailey

Chair Wadsworth appointed Morris West as a voting member.

Kathy Golding made a motion to approve the minutes of September 13, 2021. Peter Carboni seconded. The motion carried 5-0-0.

Select Board Report: Select Board Rep Kathy Golding stated that the ASB is working on an ARPA grant that would provide funds for Town Infrastructure, possibly before the end of 2021. Rep Golding stated that Rep Nadler is on medical leave from the ASB.

New Business:

Application for Lot Merger:

An application for Merger of Lots was received on September 20, 2021. Submitted by Anastra L. Madden, Map 14, Lot 34 & 35. This proposal would merge 2 non-conforming Lots of Record in a Residential Zone. Map 14 Lot 34 is 0.210 acres. Map 14 Lot 35 is 0.540 acres. The proposed merger would create a lot that is a total of 0.750 acres. Kathy Golding asked if the merging of these lots would create a conflict with the existing ordinance requiring a 2 acre minimum. The APB discussed and read RSA 674:39-a Voluntary Merger. Section III of this RSA states: No merger shall be approved that would create a violation of then-current ordinances or regulations.

Kathy Golding made a motion to deny the application for Merger of Lots for Map 14, Lot 34 & 35, referencing RSA 674:39-a. III. No merger shall be approved that would create a violation of then-current ordinances or regulations, and Albany's Zoning Ordinance III. A. 2.b. Lot Size: Each lot shall be a minimum of two acres per dwelling unit. Peter Carboni seconded. The motion carries 5-0-0. The APB will notify the landowner that they may appeal to the ZBA.

APB Budget:

Kathy Golding made a motion to approve the proposed 2022 budget, with a total of \$8,400. Curtis Coleman seconded. The motion carried 5-0-0. The APB secretary will forward the APB approved budget to the Town Administrator.

CIP:

Chair Wadsworth invited members to join the CIP. Kathy Golding, Curtis Coleman, and Sean Wadsworth, will participate. Chair Wadsworth will coordinate an email for scheduling.



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Sean Wadsworth opened a discussion on the NHDES Model Ground Water Protection Ordinance. Following a respectful discussion, a majority of the APB members stated that they would not support the GWPO.

Kathy Golding made a motion to adjourn, Peter Carboni seconded. The motion carried 5-0-0 at 7:47pm.

Next meeting to be held on November 8th, 2021 at 6pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary