



Town of Albany, NH  
Planning Board Monthly Meeting  
April 11, 2022

Call to Order: 6:30pm by Sean Wadsworth

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

Excused: Bryan Bailey

Public Present: Bill Edmonds (Valley Vision), Rick Van de Poll (Tin Mountain CC), Sierra Hopkins, Ben Swett, Michael Sweeney, Kelly Terr

Sean Wadsworth appointed Morris West as a voting member.

Morris West made a motion to approve the March 14<sup>th</sup> 2022 minutes. Curtis Coleman seconded. The motion carried 4-0-1 (Kathy Golding abstained)

Kathy Golding nominated Sean Wadsworth for the APB Chair for a term of 1 year. Peter Carboni Seconded. Kathy Golding made a motion to elect Sean Wadsworth for the APB Chair for a term of 1 year. Peter Carboni Seconded. The motion carried 4-0-1 (Sean Wadsworth abstained).

Kathy Golding made a motion to recommend to the ASB, the appointment of Peter Carboni as a member of the APB for a 3-year term. Morris West seconded. The motion carried 4-0-1 (Peter Carboni abstained).

**Site Plan Review:**

Site Plan Review for Tin Mountain Conservation Center – Represented by Rick Van de Poll

Sean Wadsworth shared the application for SPR to the APB members for review.

Sean Wadsworth made a motion to accept the SPR application from Tin Mountain as complete. Kathy Golding seconded. The motion carried 5-0-0.

**Public Hearing:**

At 6:40 pm Sean Wadsworth opened the Public Hearing for SPR for Tin Mountain represented by Rick Van de Poll. Sean Wadsworth stated that the Public Hearing has been noticed in the Conway Daily Sun, Abutters have been notified by certified mail, and notice of the meeting has be posted at the Town Hall, and on the Town website.

Mr. Van de Poll described an overview of the property and project. Tin Mountain purchased the property in October 2021. Tin Mountain has created a trail network on the land. TMCC proposes to construct a 28ft x 40ft timber frame pavilion with a metal roof and no side walls. The structure will sit atop a graded level surface, with the posts anchored to concrete sono tubes. The pavilion will serve as a shelter for the educational groups that use the trail network. There will be no power, no water, and no septic system at this location. Kathy Golding asked if this land and proposed pavilion would be open to the public. Mr. Van de Poll said that it would be open to the public. Mr. Van de Poll stated that the Plot Plan is scheduled to be submitted to the APB in May, with planned construction beginning in June.

Sean Wadsworth read and referenced the Zoning Ordinance section

III. Land Uses Permitted

A. Residential Zone

4. Other Uses Permitted

c. Community center, hall, lodge, park or playground operated by a government unit or a non-profit organization.



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Peter Carboni stated that when the building permit is submitted to the fire chief that it should clearly state that this is a commercial application.

Sean Wadsworth made a motion to approve the Site Plan Review for Tin Mountain Conservation Center Map 7 Lot 115 contingent upon submission of Site Plan Plat provided by Jim Hambrook. Peter Carboni Seconded. The motion carried 5-0-0. A Notice of Decision will be sent to Rick Van de Poll

Sean Wadsworth closed the public hearing at 7:08

**Preliminary Consultation:**

Sierra Hopkins, Ben Swett - Map 9A Lot 42 – Minor subdivision.

The applicants inquired about the possibility of subdividing the existing lot, into 2 separate lots, with the intent to build on the newly created lot. Currently Map 9A Lot 42 has a single residence.

A discussion followed regarding the existing access, Smith Lane, which is not a town road.

Curtis Coleman advised the applicants to have a legal easement/ROW to the proposed subdivisions. APB will research the legal aspect of the ROW, and Smith Lane, with Town Council and will communicate findings to the applicants.

The APB also advised the applicants of the possibility of creating an Accessory Dwelling Structure (ADU), on the existing property

**Preliminary Consultation:**

Michael Sweeney, Kelly Terr - Map 9 Lot 29 – Minor Subdivision

The applicants inquired about the possibility of subdividing the existing lot, into 2 separate lots, with the intent to build on the newly created lot. Currently Map 9 Lot 29 has a single residence. The APB advised the applicants to refer to the Zoning Ordinance section

III. Land Uses Permitted

A. Residential Zone

2. Lot Requirements

- c. The subdivision of a lot with less than 200 contiguous feet of frontage on an existing State highway or town road shall be permitted subject to the following: Sections 1-6

The APB advised the applicants to hire a surveyor, to draft a proposed subdivision plot, and to follow up with the APB with an application for Minor Subdivision. The APB also advised the applicants of the possibility of creating an Accessory Dwelling Structure (ADU), on the existing property

Kathy Golding discussed the definition of a Lot of Record.

Curtis Coleman made a motion to adjourn. Kathy Golding seconded. The motion carried 5-0-0 at 7:45

Next meeting to be held on May 9th 2022 at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary

Albany Planning Board Minutes

Approved 05/09/2022