



Town of Albany, NH
Planning Board Monthly Meeting
May 9th 2022

Call to Order: 6:32

Attendance: Sean Wadsworth (Chair), Curtis Coleman, Bryan Bailey, Morris West (Alternate)

Excused: Peter Carboni (Vice Chair), Kathy Golding (Select Board Rep)

Public: Ian Donaldson, Lucas Brown, Corinne Troon, Rob Troon

Sean Wadsworth appointed Morris West as a voting member

Morris West made a motion to approve the April 11th 2022 minutes. Curtis Coleman seconded. The motion carried 4-0-0.

Preliminary Consultation - Map 7 Lot 89 – 1324 Bald Hill Road - Cori Troon, Rob Troon, Improved Order of Red Men

Rob Troon stated that the Improved Order of Red Men is a non-profit charitable organization that is focused on helping individuals or families in need. Mr. Troon asked a two-part question. First, could the property be used for the Improved Order of Red Men, and the Degree of Pocahontas as a meeting house, with Cori and Rob Troon still owning it? Second, would it be possible to have ownership of the property transferred to the IORM organization at a later date? Mr. Troon stated that the property would be used as is, with no new construction or expansion. One portion of the house would be for office space and storage, while the other part of the house would have an individual caretaker or family residing in it. IORM & DoP holds 2 meetings per month, on every other Wednesday. Typically, 12-16 attendees per meeting. Mr. Troon stated that nothing would be stored outside, that meetings are organizational/business in nature, and that the IORM would be a good neighbor that will not be noisy, will not be a nuisance, and will not be serving alcohol. Mr. Troon stated that vehicles would be parked on the property and not on Bald Hill Rd.

The Planning Board came to the agreement that due to the property being located in a residential zone, and the IORM being a nonprofit entity, that Site Plan Review would be required. Sean Wadsworth stated that the Planning Board would send a letter to the Troon family stating that the SPR process would be scheduled for next months meeting on June 13th, to present to their mortgage holder.

Old Business:

Map 9A Lot 42 Preliminary Consultation for Minor Subdivision. The lot is accessed via an easement on Smith Lane, which is a Private Road. The lot does not have frontage on a State or Town road. Sean Wadsworth presented to the APB members the guidance and counsel received from NHMA-Johnathan Cowel, NCC-Kaela Tavares, and Town Counsel-Matt Serge. (Attached). Sean Wadsworth will send the findings along to the property owner for their consideration.

Curtis Coleman made a motion to adjourn. Bryan Bailey seconded. The motion carried 4-0-0

Next meeting to be held on June 13th at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary