



Town of Albany, NH
Planning Board Monthly Meeting
June 13th 2022

Call to Order: Sean Wadsworth called the meeting to order at 6:31

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

Public: Corinne Troon, Robert Troon, Mary Leavitt, Arthur Leavitt

Bryan Bailey made a motion to approve the May 9th 2022 minutes. Peter Carboni seconded. The motion carried 4-0-1 Kathy Golding abstained.

Public Hearing for Site Plan Review Map 7 Lot 89:

Sean Wadsworth stated that a completed application for Site Plan Review of the property located on Map 7 Lot 89 has been submitted to the Albany Planning Board. Public Notice in accordance with RSA 676:4 & 675:7 has been given. Sean Wadsworth opened the Public Hearing for Site Plan Review of the property located on Map 7 Lot 89, 1324 Bald Hill Rd at 6:34.

The non-profit organizations Improved Order of Red Men & Degree of Pocahontas represented by Corinne & Robert Troon propose to utilize the property as a meeting house. 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. Sean Wadsworth asked if during the winter months, would there be enough space on the property to park all cars, without parking on Bald Hill Rd? Mr. Troon stated that there would be enough area cleared of snow to allow all cars to be parked on the property. Curtis Coleman stated that as with anywhere in Albany, if a vehicle is parked on the road it would be subject to being ticketed and towed.

Arthur Leavitt, stated that the water system on their property Map 7 Lot 122 is connected to the water system on Map 7 Lot 89. Mr. Leavitt stated that the water access to the Troon property on Map 7 Lot 89 has overdrawn the water system, and that over this past winter the water service from the well to Map 7 Lot 89 was cut off. Rob Troon stated that the property Map 7 Lot 89 has deeded water rights to the well on map 7 Lot 123, however Mr. Troon did not have written evidence of this deeded water rights claim. Mr. & Mrs Leavitt, made claims of deeded water rights also, however they did to not have written evidence to submit either. Mrs. Leavitt submitted a letter that was sent to the Troon family regarding water usage and connections. Sean Wadsworth read the letter aloud during the Public Hearing.



Town of Albany, NH
Planning Board Monthly Meeting
June 13th 2022

Kathy Golding asked what part of the Albany Ordinance would allow for a nonprofit meeting house, in a residential zone. Sean Wadsworth read from the Albany Zoning Ordinance section III. Land Uses Permitted, A. Residential Zone, 4. Other Uses Permitted, c. non-profit organizations. Kathy Golding directed the boards attention to the Special Exceptions portion of the Ordinance. VII. Zoning Board of Adjustment, B. Power and Duties, 1. Special Exceptions, a.- h. Sean Wadsworth read through each of the Special Exception items. The Board discussed item d. Adequacy of Private/Municipal Facilities in regard to the water access/rights dispute between abutting properties Tax Map 7 Lots, 89, 122, 123.

Peter Carboni stated that the requirements for a residential building involve boundary line setbacks per town Ordinance, and septic system requirements per State of NH standards. Sean Wadsworth stated that as part of the Site Plan Review Process for a non-profit in a residential zone, that the dispute of water access/rights will need to have claims of rights submitted in writing and reviewed prior to the Planning Board voting on SPR for this property per sections III. A. 4.c. and sections VII. B. 1. d.

Bryan Bailey asked if the Fire Chief had visited the property and given an approval for the intended use. Mr. Troon stated that they have tried to contact the Fire Chief, but have not yet had a meeting or gotten approval.

7:45 Sean Wadsworth closed the Public Hearing.

Sean Wadsworth made a motion to continue the Public Hearing at the next regularly scheduled planning Board meeting on July 11th at 6:30pm at the Albany Town Hall. Kathy Golding seconded. The motion carries 5-0-0. Mr. Troon stated that the IORM and DoP will withdraw their SPR application, due to their Mortgage Banking institution only allowing until the end of June to come to a resolution.

Preliminary Consultation – Map 6 Lot 52 – 2219 Rt 16 – RCC Inc – Rich Fregeau

Mr. Fregeau presented his plans to build a commercial office building to accommodate his business of timber frame construction. The proposed building would be constructed on the existing foundation/footprint, and will utilize the existing septic system. Mr. Fregeau stated that there will be parking in the back for the employees, and for some of the trucks associated with the business. Mr. Fregeau also plans to replace the existing sign with his own in the same approximate location, and to construct an entrance gate that can be opened/closed for business operation hours. The proposed building would be used as daytime office space only, with no accommodation for residence.

Kathy Golding made a motion to waive the SPR checklist items as identified by Sean Wadsworth in the Preliminary Consultation. Digital Plat Plan instead of 5 printed copies, waive vicinity map, waive location of zoning district boundaries including wetlands and floodplains, waive Topo map at 2ft intervals, waive 1 bench mark, submit 3 final plats. Peter Carboni seconded. The motion carried 5-0-0.



Town of Albany, NH
Planning Board Monthly Meeting
June 13th 2022

Tin Mountain Conservation Center – Map 7 Lot 115 – 1236 Bald Hill Rd – request for Plat Plan temporary waiver and extension.

Rick Van de Poll has requested by email communication that the conditionally approved SPR Pavilion project be allowed to proceed prior the final Plat Plan being submitted, as the agency that is developing the final Plat is behind schedule, while the contractors for building and the seasonal opportunity for building are ready to go. Curtis Coleman made a motion to allow construction to begin, with the Good Faith expectation that the Plat Plans will be submitted within 6 months. Peter Carboni seconded. The motion carried 5-0-0

Sean Wadsworth made a motion to adjourn at 8:24. Kathy Golding seconded. The motion carried 5-0-0

Next meeting to be held on July 11th 2022 at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary