



Town of Albany, NH
Planning Board Monthly Meeting
August 8th 2022

Call to Order: Sean Wadsworth 6:35

Attendance: Sean Wadsworth (Chair), Kathy Golding (Select Board Rep), Curtis Coleman

Excused: Peter Carboni (Vice Chair), Bryan Bailey, Morris West (Alternate)

Public Present: Rich Fregeau – RCC Building and Design Inc. (M6 L52), Gary & Minda Fowler (M6 L53), Bill Edmunds (Valley Vision)

Note: The July 11th 2022 APB meeting was cancelled

Kathy Golding made a motion to approve the minutes of June 13th 2022. Curtis Coleman seconded. The motion carried 3-0-0.

Kathy Golding made a motion to accept the application for SPR from Rich Fregeau representing RCC Building and Design Inc., as complete. Sean Wadsworth seconded. The motion carried 3-0-0

Sean Wadsworth opened the duly noticed Public Hearing for SPR for RCC Building and Design Inc. represented by Rich Fregeau Map 6 Lot 52 at 6:38pm.

Minda Fowler raised a question about the existing septic system and if it is adequate for the proposed new office building. Kathy Golding stated that the existing septic is designed for 500 gallons a day. Kathy stated that as long as the septic is not failing it can be continued in use. Curtis Coleman stated that septic systems are regulated by the state, and that unless they are failing they may continue in use. Minda Fowler asked when was the septic system last used. Kathy Golding estimated 2018 was when the previous business (1 wheel drive) burned down. Minda Fowler asked what the business is. Mr. Fregeau stated that it is office space for his construction business. Mr. Fregeau stated that as the business owner he will be making sure that the system is operating correctly. Gary Fowler asked if the business RCC inc. plans to rent out space. Mr. Fregeau hopes to expand his own business to occupy the entire space. He mentioned the possibility of renting out some of the office space in the future. Kathy Golding stated that any new business that may want to lease the space in the future, would need to come to the Planning Board for SPR. Gary Fowler wished Mr. Fregeau the best with his business. Sean Wadsworth stated that he had received a call from Rick Hiland, an abutter to the property, and that Mr. Hiland had no issues with the proposal, and wished Mr. Fregeau well with his business.

Kathy Golding made a motion to approve the SPR for RCC Building and Design Inc as presented, with the provision that prior to construction that approval from the Fire Chief is granted. Curtis Coleman seconded. The motion carried 3-0-0.

Sean Wadsworth closed the public hearing at 7:05



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Sean Wadsworth shared with the board that Jim Rines of White Mountain Surveying and Engineering Inc., sent to the Planning Board a mylar plat for Map 7 Lot 92 Goldman Subdivision, to be approved, signed and filed with the CCRD. Mr. Rines research and records showed that a final plat with monumentation in place had yet to be submitted to CCRD for this subdivision. On July 13th 2011, the Albany Planning Board (Chaired by Steve Knox) submitted a Notice of Decision to Conditionally approve the plan. (NOD and Conditions attached). Our current board reviewed the NOD and the mylar plat submitted by Mr. Rines. After some discussion Board members found that the conditions of setting monumentation have been met, and the final as built plans to be in order.

Kathy Golding made a motion to approve the plat for Map 7 Lot 92 Plan of Subdivision for Goldman & Zellers as presented. Curtis Coleman seconded. The motion carried. 3-0-0
Sean Wadsworth will sign and date the plat and submit to CCRD

Select Board Report:

Kathy Golding stated that another installment of the Highway Block grant money has come through. Kathy Golding stated that Albany has been in discussions with the Conway village Fire District for Fire and Rescue services within the town of Albany.

Curtis Coleman made a motion to adjourn. Kathy Golding seconded. The motion carried 3-0-0 at 7:26pm

Next meeting to be held on September 12th 2022 at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary