



Town of Albany, NH  
Planning Board Monthly Meeting  
October 10<sup>th</sup> 2022

Call to Order: 6:38

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

Public: Glenn Derderian, Sue Derderian

Curtis Coleman made a motion to approve the Sept 12<sup>th</sup> 2022 minutes. Peter Carboni seconded. The motion carried 4-0-0

New Business:

Preliminary Consultation – Map 4 Lot 2, 2206 NH Rt 16 - Glenn Derderian, Sue Derderian.

Mr. Derderian described this property that they purchased in 2020 as having an existing house, with a second building that was used as a business/store a decade or more ago. The Derderians stated that this second building had then been used by the previous owners as a living space. Peter Carboni stated that he had observed this second building being used as a residence 8-10 years ago. The Derderians have updated the interior to improve the accommodations for one of their family members, and have been using this second building as a residence for the past two years. The second building has its own separate septic, and electric. The primary house and this second building on the property share a well water system. Mr. Derderian does not plan to expand either building. The Derderians are proposing/asking for options that may allow for the second building to be used for housing. The APB discussion included sharing with the Derderians that the Select Board is in charge of enforcement, and that the Zoning Board of Adjustment would be the place to petition for a variance.

Budget:

Sean Wadsworth read through the APB 2022 budget line items. Peter Carboni asked about the advertising item possibly being used to recruit new members to the APB. Sean Wadsworth stated that the ZBA and CC are needing additional members as well. The APB agreed to reach out by word of mouth, and if new members are not found, to consider advertising for new members.

Curtis Coleman proseed increasing the amount in the budget for Conferences from \$300 to \$600, and Travel from \$100 to \$500, as this would help with recruiting and training new members.

Sean Wadsworth proposed reinstating the line item for Legal and setting it at \$2000.

Keeping all other items that same as 2022, the proposed budget for APB 2023 would be a total of \$11,100.

Curtis Coleman made a motion to accept the budget as presented. Bryan Bailey seconded. The motion carried 4-0-0



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The APB regretfully accepts Peter Carboni's resignation from the PB. We are grateful to Peter for his many years of service as a member of the Planning Board, Zoning Board, as the Building Inspector, and as an active and engaged Albany citizen. Best wishes Peter!

Curtis Coleman made a motion to adjourn. Bryan Bailey seconded. The motion carried 4-0-0 at 7:38pm

Next meeting to be held on November 14th at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary