



Town of Albany, NH  
Planning Board Monthly Meeting  
October 9, 2023

Call to Order: 6:31

Attendance: Sean Wadsworth (Chair), Morris West (Vice Chair), Kelly Robitaille (Select Board Rep), Curtis Coleman

Excused: Bryan Bailey

Public: Tom Gross (President : Saco Headwaters Alliance), Kyle Drouin, Lillian Nylin, Jim Drouin, Tina Drouin

Kelly Robitaille made a motion to approve the minutes of September 11<sup>th</sup>, 2023. Curtis Coleman seconded. The motion carried 3-0-1 (Morris West abstain)

Preliminary Consultation – Map 9 Lot 16, 17 - Kyle Drouin, Lillian Nylin, Jim Drouin, Tina Drouin.

The question was asked of the APB about the possibility of Merging lots 16,17 into a single lot and building a new residence on the newly created lot. The APB members shared that the existing lots 16, 17 are non-conforming Lots of Record. That each property as it stands may have a single residence upon it, so long as it meets boundary line setbacks, and has an approved septic system. The APB members advised that any stepwise process of living in an existing residence, while merging lots, and building a new residence, is not permitted by the town Ordinances. The property owners may petition the ZBA for approval of the discussed stepwise process. The APB also informed the property owners of the Accessory Dwelling Unit section of the Town Ordinances.

Presentation – Tom Gross, President – Saco Headwaters Alliance

Tom Gross presented the Saco Headwaters Alliance proposal of creating ***The Financial Strategy Feasibility Planning Process*** project to modernize all of the culverts-in-need in the Saco Watershed of New Hampshire. This project will benefit our community by building capacity and capability with all municipalities in the Saco Watershed to develop a cooperative funding plan to restore 100% of the estimated 450+ culverts-in-need from an assessed total of 1200+. The development of this plan will engage towns in a collaborative effort to address and mitigate the negative impacts caused by undersized and faulty culverts, including damage from flooding to the built and natural environment, compromised human health and safety, impeded aquatic organism passage, and non-point source pollution, among other impacts.

Upon FEMA/BRIC awarding the grant for The Financial Strategy Feasibility Planning Process then Albany would participate with the Project Team/Applicants (Green Mountain Conservation Group, NH Fish and Game, North Country Council and Saco Headwaters Alliance) in the Dialogue and Outreach Program of the Financial Strategy Feasibility Study Process. There would be NO cost burden to the towns.



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Kelly Robitaille made a motion that the APB submit a letter of support to FEMA/BRIC (Building Resilient Infrastructure and Communities) for the Financial Strategy Feasibility Planning Process, presented by the Saco Headwaters Alliance in conjunction with Green Mountain Conservation Group, NH Fish and Game, and North Country Council. Curtis Coleman seconded. The motion carried 4-0-0

New Business:

APB 2024 Budget: Sean Wadsworth presented the APB 2023 Budget for discussion, and proposed that the APB 2024 budget be the same as 2023. A discussion regarding line item 4191.10 · Planning Board Legal ensued. The APB agreed that the proposed budget should have \$1000 for this line item. Morris West made a motion to approve the APB budget as presented. Curtis Coleman seconded. The motion carried 4-0-0.

CIP 2024: Sean Wadsworth presented the CIP 2023 spreadsheet. Each line item was discussed as an overview. Members will be researching the basis of each and continuing the CIP discussion at the next monthly meeting.

Sean Wadsworth made a motion to adjourn. Kelly Robitaille seconded. The motion carried 4-0-0

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

Respectfully submitted,

Sean Wadsworth – Chair/Secretary