



Town of Albany, NH
Planning Board Monthly Meeting
February 12, 2024

Call to Order: 6:30pm

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

Public: Sandra Vizard

Morris West made a motion to approve the December 11th 2023 minutes. Bryan Bailey seconded. The motion carried 4-0-0

The APB January 8th meeting was canceled – no minutes.

New Business: Preliminary Consultation - Sandra Vizard - 25 Town Hall Rd. - Map 6 Lot 95

Sandra Vizard was granted permission by Amanda and Trenton L'Heureux the Property Owners of Map 6 Lot 95 to speak on their behalf. The Project Description is to move the current Salon on Rt 16 to 25 Town Hall Rd. Sandra Vizard stated that she would like to have the small cabin on the 25 Town Hall Rd. property to use as a Home Occupation for the Salon. The Salon business is currently in a commercial zone, while the property being considered is in the residential zone. Sandra Vizard also stated that the Small Cabin is not attached to the Primary Residence

The town Ordinance section V.B. Home Occupation, states that the use shall only be by a member of the family domiciled within. V.B.3 states that no Home Occupation shall be permitted that generates traffic, parking ... in excess of what is normal in the neighborhood. V.B.5 states that any activity that exceeds Home Occupation is subject to the ZBA Special Exception VII.B.1

The Planning Board advised that Sandra Vizard seek a Special Exception VII.B.1 with the ZBA for the proposal of having the Salon business located within the Small Cabin on 25 Town Hall Rd Map 6 Lot 95

The APB discussed the need to properly staff the ZBA, so that a hearing could be held in a timely manner. Sean Wadsworth stated that he would communicate the need for the ZBA to organize and be prepared to have a hearing to the ASB and ZBA.

Morris West made a motion to adjourn. Curtis Coleman seconded. The motion carried 4-0-0

Next meeting to be held on March 11th 2024 at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary