



Town of Albany, NH  
Planning Board Monthly Meeting  
March 11<sup>th</sup>, 2024

Call to Order: 6:41

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

Excused: Bryan Bailey

Public: Josh McAllister (HEB Engineering)

Curtis Coleman made a motion to approve the minutes of 2/12/24. Sean Wadsworth seconded. The motion carried 4-0-0

New Business:

Josh McAllister of HEB Engineering – representing Habitat for Humanity. Map 3 Lot 27. Proposed cluster development of 12 lots on 33 acres, with a U-shaped road that is designed to Albany Street Standards. Individual homes would have their own individual septic. Community well water is proposed.

Discussion regarding how this proposal conforms with the Albany Ordinances, Master Plan and/or Subdivision Regulations. Each of these states explicitly a 2-acre minimum lot size. Mr. McAllister highlighted language in the Subdivision Regulations and Ordinance that reference Open Space Development, without explicitly defining or permitting it

Mr. McAllister is requesting a continuance of the proposed application review. The APB agrees to either accept, reject, or request a continuance within 30 days of this meeting.

PB members had a discussion regarding, the probable need to increase the amount in the APB Budget for Professional Consultations (Engineering, Law, Site Inspections). Kelly Robitaille suggested that this could be brought up at Town Meeting on March 12, 2024 (tomorrow). An amount of \$10,000 for Professional Services was agreed upon to be presented at Town Meeting.

Sean Wadsworth stated that Rick Hiland has expressed interest in joining the APB.

Curtis Coleman made a motion to adjourn. Kelly Robitaille seconded. The motion carried 4-0-0

Next meeting to be held on April 22<sup>nd</sup> 2024 at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary