



Town of Albany, NH
Planning Board Monthly Meeting
July 8th 2024

Call to Order: 6:30

Attendance: Sean Wadsworth (Chair), Morris West (Vice Chair), James Drouin (Select Board Rep), Curtis Coleman, Amalia Torres (Alternate)

Excused: Bryan Bailey

Public: Amanda Hayford, Minda Fowler, Gary Fowler, George Lawless, Mary Lawless, Andrew Fisher (Ammonoosuc Survey Co.) Michael Bernier

New Business:

Map 6 Lot 54, 55 – Application for a Boundary Line Adjustment from George M. Lawless represented by Andrew P. Fisher of Ammonoosuc Survey Co. The project proposes to move 0.92 acres from lot 54 to 55.

Sean Wadsworth made a motion to accept the application as complete. Curtis Coleman seconded. The motion carried 5-0-0

Public Session opened at 6:33

Mr. Fisher of Ammonoosuc Survey Co. presented the proposed Boundary Line Adjustment. Chair Wadsworth stated that Matt Serge (Town council) had advised the following:

I think that a BLA is a different situation and any resulting lots must conform to the ZO in order to be lawful. Once the BLA is complete, there is no longer any “existing” lot of record since a new lot has been created, which would be under the 2-acre lot minimum if allowed to proceed. If the applicant wants to continue with the current proposal he should seek a variance to allow the undersized lot to be created.

Chair Wadsworth stated that given Town Council’s position the APB would advise that the applicant may take the Proposed BLA as is to the ZBA, or revise the BLA so that the resultant lots meet the 2 acre minimum, and continue with the BLA at the Planning Boards next monthly meeting.

Mr. Lawless stated that he plans to revise the proposed BLA with Mr. Fisher to meet the 2 acre minimum.

Public Session adjourned to be continued at the next APB Meeting on Aug 12th 2024 at 6:30 pm

Old Business:

APB members discussed ZO Definitions, specifically relating to the issue Accessory Buildings being used as Housing. Board members agreed to continue the discussion with more research at the next APB meeting

Sean Wadsworth made a motion to adjourn. Curtis Coleman seconded. The motion carried 5-0-0 at 7:17

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

Respectfully submitted,

Sean Wadsworth – Chair/Secretary

Albany Planning Board Minutes

Approved 8/12/2024