



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

Call to Order: 6:30

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

Public: Andrew Fisher (Ammonoosuc Survey Co.), George Lawless, Mary Lawless

Sean Wadsworth re-opened the Public Hearing that is a continuation from July 8th at 6:31pm

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 convey 0.92 acres from lot 54 to 55. The Albany Planning Board had requested Town Council to advise on this matter. Counsel's final guidance was that the proposed BLA would be allowed under the current Zoning Ordinance and Subdivision Regulations. In particular was the notation in the Subdivision Regulations:

II. Definitions

R. Subdivision

3. Boundary (lot) Line Adjustment

The exchange of abutting land among two (2) or more owners which does not increase the number of owners or the number of lots, and which does not create a non-conforming lot or add to the degree of non-conformity of existing lots. (Added 1/14/97)

With this clarification from counsel the Planning Board informed Andrew Fisher that the proposal could proceed as presented.

Curtis Coleman made a motion to accept the Boundary Line Adjustment for Map 6 Lot 54, 55 as presented. James Drouin seconded. The motion carried 5-0-0

Sean Wadsworth stated that he would issue a Notice of Decision to Andrew Fisher and George Lawless

Sean Wadsworth closed the Public Hearing at 6:35

Andrew Fisher presented the Mylar Plat for signatures from the Chair and Secretary of the APB to be filed with the CCRD

Curtis Coleman made a motion to approve the May 13th 2024 minutes. Bryan Bailey seconded. The motion carried 4-0-1 (James Drouin abstain)

Curtis Coleman made a motion to approve the June 10th 2024 minutes. James Drouin seconded. The motion carried 3-0-2 (Sean Wadsworth and Bryan Bailey abstain)

Curtis Coleman made a motion to approve the July 8th 2024 minutes. Jim Drouin seconded. The motion carried 4-0-1 (Bryan Bailey abstain)



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New Business:

Sean Wadsworth presented a draft Albany Planning Board 2025 Budget for PB review. The proposed 2025 Budget is the same as 2024 with the exception of the addition of \$1000 for Legal. Total proposed 2025 Budget for APB of \$7236.

Sean Wadsworth made a motion to accept the proposed 2025 APB Budget as presented. Bryan Bailey seconded. The motion carried 5-0-0

Sean Wadsworth presented a draft Capital Improvement Projects (CIP) for review. The APB discussed each line of the CIP. The APB will ask the ASB to review the following:

Chapel Capital Reserve Fund

Town Hall Property Capital Reserve Fund

Highway Expendable Trust Fund

Drake Hill Road Bridge Expendable Capital Reserve Fund

Sean Wadsworth will review the Revaluation Trust Fund with the Town Administrator

Select Board Report: Jim Drouin stated that a new Town Administrator has been hired. Kelley Collins will have about a month of overlap with the new TA to train and advise.

APB members discussed the need to revise/update portions of the Zoning Ordinance and Subdivision Regulations, specifically in regard to the definitions of Structure, Dwelling Unit, Accessory Dwelling Unit, and Open Space/Cluster Development. Board members will each research and present drafts via email prior to next months APB meeting.

Bryan Bailey made a motion to adjourn. Jim Drouin seconded. The motion carried 5-0-0

Next meeting to be held on September 9th at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary