



Town of Albany, NH
Planning Board Monthly Meeting
November 11th 2024

Call to Order: 6:30

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

Public:

Davis Bartlett – HEB Engineers – Representing Habitat for Humanity

John Tedeschi

Michael Cacete

Dodie Olsen

Chris Olsen

Barbara Reilly – Habitat for Humanity Board Member

Barbara Plonski

Kelly Robitaille

Remote/Zoom:

Tara Bamford

Amalia Torres (Alternate)

New Business:

Map 3 Lot 37 – Application for Major Subdivision – Habitat for Humanity

The Planning Board members read through the application as presented and the checklist. Items that needed correction are as follows. All maps and documents need to accurately reflect that the property being considered is Map 3 Lot 37. The proposed subdivision will create 6 Lots, 5 of which will be developed with housing, and one of which will remain undeveloped (wetlands).

Morris West made a motion to accept the application as presented with the noted corrections to be made including correctly identifying the parcel as Map 3 Lot 37, with a proposal to create 6 lots, 5 of which will be developed with housing. Bryan Bailey seconded. Motion carries unanimously 5-0-0

Public Hearing opened at 6:56pm by Sean Wadsworth.

Davis Bartlett – HEB Engineers representing Habitat for Humanity presenting

Kelly Robitaille asked if the application for Driveway Permit had been applied for and received by the State of NH DOT. Kelly Robitaille was concerned that a turning lane may be required by the State of NH. Mr. Bartlett stated that they (HEB) have not received the State Driveway permit approval was pending

Curtis Coleman asked about meeting the Albany Road Standards. Specifically, will road frontage requirements for each lot be met? Mr. Bartlett stated that the road frontage requirements as presented meet Albany ZO and Road Standards criteria.



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Curtis Coleman suggested having the Applicant submit in writing that the Applicant (Habitat for Humanity) will be responsible for the cost of inspection on a daily or as needed basis. The inspection would be performed by an independent, third party engineer that would be hired by and report to the Town of Albany, paid for by the Applicant.

Bryan Bailey suggested that HEB submit a proposed inspection plan. Curtis Coleman asked when the proposed project is slated to begin. Davis Bartlett stated that summer 2025 would be the earliest.

Bryan Bailey asked if the NH construction Permit has been issued. Davis Bartlett stated that it has not.

Sean Wadsworth asked about septic design. Mr. Bartlett stated that each individual 2-acre lot would have its own septic system. Each lot has 4000sqft of area that is useable for septic according to State of NH standards

Chris Olsen – abutter – Map 3 Lot 37-1

Mr. Olsen stated that the proposal is designed to the minimal 2-acre lot size. Mr. Olsen asked, could the proposed house structure locations on Lots 5, 6 be moved so as to be a greater distance from the existing residence at Map 3 Lot 37-1? Mr. Bartlett stated that residence/house structures could be located anywhere within the 2 acre lot (while meeting setbacks), and that the current plans do not specify the location of the residences to be built.

Mr. Olsen asked, would a fence or visual screen be possible (fence or tree plantings) between existing residences/buildings and the proposed/planned new residences?

Mr. Olsen stated that a 75' radius from his well would push into the proposed Lot 6 area.

Mr. Olsen stated that Section 4. C. 6. of the Albany Street standards require a center island/greenspace within the cul-de-sac, with a minimum diameter for 120ft. (APB has the authority to waive some of the requirements of the Albany Street Standards, if requested and approved by the Board)

Mr. Olsen stated that Section 4.H. of the Albany Street Standards states that in a case of conflict between State, Regional or local standards, the stricter shall apply.

Mr. Olsen asked how long the entire projects' construction may take. Mr. Bartlett stated that he did not know.

Barbara Reilly – stated that HfH Builds 1 home a year on Thursdays only. Therefore, this proposed project would likely last 5 or more years, to complete in its entirety. Ms. Reilly also stated that she is noting all concerns and will present them to the HfH Board to continue a cooperative process with Abutters, Neighbors, and the Town of Albany.

Curtis Coleman clarified that what is presented on the plan/drawings shows a rectangle on each lot that represents possible location of the Septic Field. The drawings do not show or specify the location of the residence/houses to be built.

Kelly Robitaille asked if street lighting is shown on the plan. Mr. Bartlett stated that there is not.



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Sean Wadsworth asked what the process would be for the proposed road to be adopted by the Town of Albany. Curtis Coleman stated that it would need to be voted on at Town Meeting. Mr. Bartlett stated that adoption of the road by the Town of Albany wouldn't occur until a majority of the project were complete. For example, at least 3 of the proposed 5 houses would need to be complete and occupied before adoption of the road by the Town of Albany would be considered.

Sean Wadsworth asked about Bonding/Surety for the construction of the proposed road. Barbara Reilly (Habitat for Humanity board member) stated that this is the first Major Subdivision that HfH in MWV has been involved in, and that while they have not had to do Bonding/Surety on past projects, that HfH would meet the requirements of Bonding/Surety that would be required.

Sean Wadsworth asked if Flood Basal Elevation Data had been reported as required by Albany Subdivision Regulations, section III. F. B. (100-year flood elevation data) Mr. Bartlett stated that the proposed area to be developed is not within the 100-year flood zone.

The Public Hearing was Adjourned at 7:43pm. Public Hearing to be continued on Dec 9th at 6:30pm at the Albany Town Hall.

Sean Wadsworth connected via Zoom with Tara Bamford and Amalia Torres (Alternate). Ms. Bamford stated that she would like to thank us for the opportunity to provide a proposal and estimate for a "housekeeping" amendment of Albany's Zoning Ordinance. A "housekeeping" amendment focuses on such things as clarifications, corrections, reorganization where needed to make more user-friendly, and updates necessitated by changes in state law or court cases. APB members asked questions and agreed to continue to consider the proposal at our next regularly scheduled meeting.

Bryan Bailey made a motion to adjourn. Jim Drouin seconded. The motion carried 5-0-0 at 8:18pm

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

Respectfully submitted,

Sean Wadsworth – Chair/Secretary