



Town of Albany, NH
Planning Board Monthly Meeting
February 10th, 2025

Call to Order: 6:36

Attendance: Sean Wadsworth (Chair), Morris West (Vice Chair), Amalia Torres (Alternate)

Excused: James Drouin (Select Board Rep), Curtis Coleman, Bryan Bailey

Public: Judith Reardon, Peter Smart, Andy Fisher (Ammonoosuc Survey)

Sean Wadsworth appointed Amalia Torres as a voting member

Review/approval of past meeting minutes tabled to next regularly scheduled APB meeting.

Preliminary Consultation:

Judith Reardon, Peter Smart, presented and asked questions about the properties that they own on an around Aviation Drive, Map 7 Lots 92-1, 92-2, 92-3, 112. They would like to build a residence/house on the cul-de-sac, as it is the only flat and readily buildable area on these properties. They propose to apply for a voluntary parcel/lot merger of Lot 92-2 (10.10 acres) with Lot 92-3 (0.45 acres, cul-de-sac). They would also then like to downgrade Aviation Drive, by narrowing and changing some or all of the pavement to gravel. This proposal would alter the terms of the Goldman/Zellers 5 Lot subdivision. The question is what might be a legal pathway forward for Smart-Reardon to be able to build a residence at the end of the cul-de-sac.

Andy Fisher of Ammonoosuc Survey stated that if the proposed merger were allowed, the Right of Way would on Aviation Drive including the cul-de-sac would hold for lots 92-1, 92-2, 112.

Board members asked if Smart-Reardon may consider merging all of their property/lots in this area, Map 7 Lots 92-1, 92-2, 92-3, 112. Smart-Reardon replied that this would not be their first option/preference. Board members asked that Smart-Reardon come to the next regularly scheduled APB meeting on March 10th, to continue the Preliminary Consultation, and allow the APB members to research the proposal of removing or downgrading the existing approved Goldman/Zellers 5 lot subdivision

Sean Wadsworth made a motion to adjourn. Amalia Torres seconded. The motion carried 3-0-0 at 7:35pm

Next meeting to be held on March 10th 2025 at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary