



Town of Albany, NH  
Planning Board Monthly Meeting  
March 10<sup>th</sup>, 2025

Call to Order: 6:36

Attendance: Sean Wadsworth (Chair), James Drouin (Select Board Rep), Curtis Coleman, Bryan Bailey, Amalia Torres (Alternate)  
Excused: Morris West  
Public: Peter Smart, Judith Reardon

Sean Wadsworth appointed Amalia Torres as a voting member for this meeting

Curtis Coleman made a motion to approve the minutes of December 9<sup>th</sup>, 2024. Bryan Bailey seconded. The motion carried 4-0-1 (James Drouin abstain)

Sean Wadsworth stated for the record that the January 13<sup>th</sup> 2025 meeting was canceled, and will be recorded as having been canceled.

New Business:

Voluntary Parcel/Lot Merger Application received from Peter Smart & Judith Reardon on March 4<sup>th</sup>, 2025. Application for Map 7 Lots 92-2, 92-3 to be merged. Peter Smart & Judith Reardon described their goal/plan of building a residence on the cul-de-sac that is at the end of Aviation Drive (Zellers Goldman Subdivision). The application for Voluntary Lot Merger would be a first step in their plan. The APB stated that due to the existing subdivision, with ROW easements that Town Counsel would need to review and advise, and that the cost of Town Counsels time would be the responsibility of the applicant. This application/matter to be continued at the next APB meeting.

APB members discussed a plan to examine the Zoning Ordinance in future meetings for editing/updating.

Bryan Bailey made a motion to adjourn. Curtis Coleman seconded. The motion carried 5-0-0.

Next meeting to be held on April 14<sup>th</sup> at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary