



Town of Albany, NH
Planning Board Monthly Meeting
May 12, 2025

Call to Order: 6:30

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

New Business:

Proposed Lot Merger Map 7 Lot 92-1, 92-2, 92-3. Peter Smart & Judith Reardon, with representation by Andy Fisher of Ammonoosuc Survey

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

Sean Wadsworth made a motion to approve the proposed lot merger of Tax Map 7 Lots 92-1 (10.1 acres), 92-2 (10.1 acres) and 92-3 (0.45 acres) into a single lot to be named and identified as Map 7 Lot 92-1 (20.65 acres). Morris West seconded. The motion carried unanimously 5-0-0.

Sean Wadsworth will send the applicants a copy of the accepted, approved and signed application to the Applicant, Board of Selectmen, Town Clerk, Tax Assessor and Carroll County Registry of Deeds

The Planning Board members and the applicants had a Preliminary Consultation about their planned next steps to develop/build on what is now Map 7 Lot 92-1 (20.65 acres). PB members are guided by Town Counsels recommendation that the property owners apply for an amendment to the 2011 Subdivision Plan. The Amendment to the Subdivision will have a Public Hearing with Notice to Abutters. The Amendment to Subdivision should show and note what has changed (lot merger) and should reference the 2011 Subdivision Plan for all that remains unchanged.

Appointments:

Curtis Coleman made a motion to nominate Sean Wadsworth as chair, James Drouin seconded. The motion carried 5-0-0

Curtis Coleman made a motion to nominate Morris West as Vice Chair. James Drouin seconded. The motion carried 5-0-0

Sean Wadsworth asked Morris West (3 years) and James Drouin (1 year) to be re sworn in with the Town Clerk, as their appointments expire in 2025



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Minutes:

Sean Wadsworth made a motion to approve the Feb 10th, 2025 minutes Morris West seconded. The motion carried 3-0-2 (Curtis Coleman and Bryan Bailey abstain)

James Drouin made a motion to approve the March 10th 2025 minutes. Curtis Coleman seconded. The motion carried. 4-0-1 (Morris West abstain)

PB members reviewed the email sent by James Drouin regarding proposed changes to the Zoning Ordinance definitions. PB members agreed to read and review the Definitions section of the ZO for next month's meeting discussion.

Bryan Bailey made a motion to adjourn. James Drouin seconded. The motion carried 7:40

Next meeting to be held on June 9th 2025 at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary