



Town of Albany, NH
Planning Board Monthly Meeting
July 14th, 2025

Call to Order: 6:40

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

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

Public: Peter Smart, Judith Reardon, Andy Fisher (Ammonoosuc Survey Co.), Ian Minushkin

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

Sean Wadsworth made a motion to accept the application for Minor Subdivision Amendment/Revision from Peter Smart & Judith Reardon for Map 7 Lot 92-1 as complete. Morris West seconded. The motion carried unanimously 4-0-0

Sean Wadsworth opened the duly noticed Public Hearing at 6:42 pm.

Andy Fisher of Ammonoosuc Survey presented the plan for Minor Subdivision Amendment/Revision of Tax Map 7 Lot 92-1, owned by Smart & Reardon. Map 7 Lot 92-1 (formerly lots 92-1, 92-2 & 92-3) were merged at the May 12, 2025 Albany Planning Board Meeting.

The plan as presented would formally amend the “Plan of Subdivision for James L. Goldman & Alyce R. Zellers” by White Mountain Survey Co., Inc., Recorded 8/17/2022 CCRD Book 3684 Page 1041, in keeping with Town Counsel’s guidance. Andy Fisher of Ammonoosuc Survey will provide a Mylar of the Plan for recording at CCRD

Sean Wadsworth asked for any further Public Comment. There was none.

Sean Wadsworth closed the Public Hearing at 6:49

Sean Wadsworth made a motion to approve the plan as presented. Morris West seconded. The motion carried unanimously 4-0-0

Curtis Coleman was excused for the remainder of the meeting.

Morris West made a motion to approve the minutes of June 9th, 2025. Amalia Torres seconded. The motion carried. 3-0-0 (Curtis Coleman excused)

Morris West made a motion to adjourn. Sean Wadsworth seconded. The motion carried 3-0-0 at 7:20pm

Next meeting to be held on August 11th, 2025 at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary