



Town of Albany, NH
Planning Board Monthly Meeting
September 8th 2025

Call to Order: 6:32

Attendance: Sean Wadsworth (Chair), James Drouin (Select Board Rep), Curtis Coleman, Bryan Bailey, Amalia Torres (Alternate)

Excused: Morris West

Public: Steven Parker, Lisa Dowd, Judith Reardon

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

Curtis Coleman made a motion to approve the minutes of July 14th, 2025. Sean Wadsworth seconded. The motion carried 3-0-2 (Bryan Bailey, James Drouin) abstain

James Drouin made a motion to approve the minutes of Aug 11th, 2025. Amalia Torres seconded. The motion carried 3-0-2 (Bryan Bailey, Curtis Coleman) abstain

Smart & Reardon: Map 7 Lot 92-1, formerly Lots 92-1, 92-2, 92-3. Judith Reardon presented an updated plan that is the same as what was approved on July 11th 2025, with annotation added that shows the map with Metes and Bounds on the merged lot, Map 7 Lot 92-1. This was done to conform with CCRD requirements that Metes and Bounds be displayed on a plan for recording.

Sean Wadsworth made a motion to approve the updated plan as presented. Curtis Coleman seconded. The motion carried unanimously. 5-0-0.

Steve Parker Lisa Dowd – Map 3A Lot 68– Preliminary Consultation for minor Subdivision on Croto Lane. Steve Parker presented a description and a sketch for a possible minor subdivision of his 12.76 acre lot, into two separate lots. Planning Board members stated that Zoning Ordinance and Subdivision Regulations may be found on the website. The PB also advised that Mr. Parker hire a surveyor to formalize a plan. PB also read through the Zoning Ordinance III. A. c. Which references the requirement to meet Albany Street Standards for any private road that will serve more than 2 lots.



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Habitat for Humanity Map 3 Lot 37 & Town of Albany Planning Board, Construction Observation Agreement and Authorization to Proceed. Planning Board members discussed the COA and the Agreement dated Aug 14th, 2025 from HEB, represented by Joshua McAllister. Finding that the proposed agreement was in order the PB members moved to vote.

Sean Wadsworth made a motion to accept and approve the Construction Observation Agreement and Authorization to Proceed between the Town of Albany Planning Board and MWV Habitat for Humanity as presented. Bryan Bailey seconded. The motion carried 5-0-0

Sean Wadsworth made motion to accept and approve the Agreement dated August 14th, 2025 as presented. James Drouin seconded. The motion carried 5-0-0

Sean Wadsworth will notify Joshua McAllister of HEB

Minor Subdivision Application - Map 6 Lot 47 – Frank & Pamela Kenison – Represented by Andrew Fisher of Ammonoosuc Survey. Map 6 Lot 47 with 8.96 acres proposed to be subdivided into two lots of 4.49 acres, and 4.47 acres.

Curtis Coleman recused himself from voting on this application as his family are abutters.

Sean Wadsworth made a motion to accept the application for Minor Subdivision as complete. James Drouin seconded. 4-0-0 (Curtis Coleman recused)

Sean Wadsworth presented the current Planning Board Budget of 2025 to begin the discussion on Budgeting for 2026.

Sean Wadsworth made a motion to adjourn. Curtis Coleman seconded. The motion carried 5-0-0 at 7:42

Next meeting to be held on October 13th 2025 at 6:30pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary