



Town of Albany, NH
Planning Board Monthly Meeting
October 13th, 2025

Call to Order: 6:33

Attendance: Sean Wadsworth (Chair), Morris West (Vice Chair), James Drouin (Select Board Rep), Bryan Bailey, Amalia Torres (Alternate)
Excused: Curtis Coleman
Public: Frank Kenison

Sean Wadsworth appointed Amalia Torres as a voting member

Bryan Bailey made a motion to approve the minutes September 8th 2025. James Drouin seconded. The motion carried 4-0-1 (Morris West abstain)

New Business:

The board discussed changing the future meeting time to 6pm. James Drouin made a motion to change the Albany Planning Board meeting time to 6pm on the second Monday of each month. Bryan Bailey seconded. The motion carries 5-0-0

Budget:

Morris West, made a motion to approve the 2026 APB proposed Budget with a total of \$7,736. This is the same as the 2025 budget with the exception of an increase to the Technical Advisor line from \$1 to \$500. James Drouin seconded. The motion carries 5-0-0

Select Board Report:

Jason Ayotte NHDOT – discussing Nickerson Rd area project on Rt 16 on Oct 22nd to the Albany Select Board meeting at 4:30pm

Albany Select Board is coordinating with Madison Select board to attend the Oct 14th meeting in Madison to discuss and plan around the Rt 16 Rt 113 proposed improvements.

Minor Subdivision application, Map 6 Lot 47 Frank & Pamela Kenison:

The APB voted to accept the application as complete at the September 8th 2025 meeting

Sean Wadsworth stated that the Notice of Public hearing was sent to abutters and duly posted in the Conway Daily Sun and at Albany Town Hall and on the Town of Albany website

Sean Wadsworth opened the Public Hearing 7:19

Frank Kenison presented the proposed minor subdivision of Map 6 Lot 47, into two lots (Lot 47, and Lot 47.1). The proposal meets minimum acreage requirement of 2 acres, and meets minimum road frontage requirements of 200'. Mr. Kenison said that the State of NH has granted subdivision approval.

Sean Wadsworth asked if the area calculations are based on the direct survey tie, or on the thread of brook. Mr. Kenison said that he would have to ask Andy Fisher of Ammonoosuc Survey.



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Mr. Kenison stated that the existing lot 47 has deeded right of way access along Coleman Dr. also referred to in the Deeds as the "Old Logging Road"

James Drouin stated that since Lot of 47 has deeded ROW access, that any new lot created would not be permitted to have access via the existing ROW.

Sean Wadsworth asked if the Zoning Ordinance and Subdivision regulations regarding development along a private road, driveway or right of way, require the applicant to meet Albany Street Standards, given that there are multiple lots that access the existing ROW, and that legal counsel would be helpful.

Public Hearing closed at 8:33

Bryan Bailey made the motion for conditional approval of the plan as presented, subject to the following

Switching the proposed lot numbers so that the proposed Easterly lot will be Map 6 Lot 47 and the proposed Westerly lot will be Map 6 Lot 47.1, and that the plat to be recorded will state in writing that the proposed Map 6 Lot 47.1 shall not have deeded access via the existing right of way (Coleman Drive/Old Logging Road) of current Map 6 Lot 47

James Drouin seconded. The motion carried 4-1-0. Sean Wadsworth voted against stating the need for legal counsel review

James Drouin made a motion to adjourn Bryan Bailey seconded. The motion carried 5-0-0

Next meeting to be held on November 10th 2025 at 6:00pm

Respectfully submitted,

Sean Wadsworth – Chair/Secretary