

Minutes

Albany NH Selectmen's Meeting

August 21, 2013

At 4:30 p.m., the Selectmen's meeting was called to order. In attendance were Jack Rose, Kelly Robitaille and Rob Nadler. Also present was Peter Carboni. The following business was conducted. Jack announced the swearing in of Rob Nadler.

Public Hearing:

Jack opened the public hearing for the adoption of an ordinance as follows: Town of Albany, Ordinance, Pursuant to NH RSA 41:11-a, No overnight camping or fires allowed on town property, Violators subject to \$250 fine.

Jack asked for public comment. There was none. Rob made a motion to adopt the proposed ordinance, Kelly seconded the motion and all were in favor. Jack closed the public hearing.

Regular Business:

- Reviewed & approved August 14 minutes-Kelly made a motion to approve the minutes as submitted, Jack seconded the motion and all were in favor.
- Signed checks totaling \$2,949.42.
- Reviewed & signed letters.
- Reviewed Municipal Association Budget & Finance Workshop.
- Reviewed Supportive Services for Veteran Families Program.
- Reviewed & approved NHDOT Municipal Work Zone Agreement-Jack made a motion to approve the agreement, Rob seconded the motion and all were in favor.
- Town Administrator Report-see below

Peter Carboni:

Peter presented a building permit application for a storage building from Richard Lake. It is a proposed garage and is made up of components. The total area of the garage will be 80 x 60 and 1 ½ stories high. It appears two of the components are 20 x 50 and 20 x 80. Peter is assuming there will be some wood framing in order to square off the building. Peter requested a drawing of finished project and a description of the components so they may

be evaluated. Peter told the Board he doesn't have the drawings yet but maybe Richard will bring them in tonight for his 5:00 appointment with the Selectmen. Kelly asked if the property is commercial and if it is he will need a site plan review. Jack asked if the proposed garage is on the same lot as the gravel excavation. Kelly added where the trailer is. Peter said that is the question, is this commercial. Jack said the plans will have to go before the Planning Board. Peter's opinion was that it is not a permit for him to approve and it must go before Planning Board. Jack agreed.

Richard Lake:

Richard Lake joined the meeting at 4:45 p.m. Jack asked Richard to describe the building and what its purpose is. Richard replied it will be 1 ½ stories high, a 60 x 80 building and two wings so equipment can be brought in under cover. Jack asked what its the purpose is. Richard replied for storage and repair of equipment. Jack told Richard these purposes are commercial operations. Richard said it is the same thing we have had for years. Eventually the plan is to tear down the building out front. Jack thought this should go to the Planning Board for a site plan review in addition to presenting something more specific than the drawing Richard has submitted. It should be known if it is stick built or composition parts and also the setbacks need to be shown. Richard wants to to lay it out and stake it out, adding it should be 25 feet from asphalt road and he needs to get it surveyed. Jack asked if Richard was going to have it surveyed. Richard replied the town would pay for it. Jack said the town would not pay for it, it is a commercial use and Richard will have to go to see the Planning board. Richard said it is no more commercial than it has been.

Richard spoke to Curtis Coleman, road agent, and suggested the Town is going to lose the road (referring to Nickerson Rd.) sooner or later. Richard went on to say it seems that a gully wash is happening. He told the Planning Board he will put 24-36 workforce housing buildings. He will put two wells in to meet state specifications. Richard said he told the Planning Board he would build 120 housing units but doubts he will go more than 80 because of the change in cost. Jack asked what the point was. Richard replied for workforce housing.

Richard said he had asked Curtis if the town would put up \$4,000 or \$5,000 to rip up part of Nickerson Rd. and put stone in the culvert and get it raised up four feet and then put smaller stone on top so no one can fall into it. Richard told the Board it is dangerous right now. Richard said it would cost him \$20,000 to do this. Jack said he guessed the town would not participate in it. Rob thought Curtis should evaluate it and inform the Board about

town's responsibility. Jack said before anything proceeds, the gravel pit will have to be reclaimed. Rob thought both of the projects must go before the Planning Board. Richard said the Planning Board didn't have much authority over the workforce housing, it was overseen by the state. Richard added everything would be done right with paved roads. He said he is not building this for six kid families. Jack said Richard should continue his work with the Planning Board. Richard said he was not spending thousands and thousands of dollars. He added he is not going to play for two years with the Planning Board and wants to do what he can afford to do. Jack replied the Town wants to make sure what he is going to do is supportable and everything is to be built to code. Richard thanked the Board for their time and left the meeting.

Bureau of Right of way:

Jack had Kathy put together a letter regarding acquiring the abandoned maintenance yard on the Kancamagus highway, noting the property would be beneficial to access the town forest. Rob thought it was critical to mention in the letter why Albany would benefit from acquiring the property. Why would they give Albany a piece of land in Conway would be the first initial reaction. One idea to mention in the letter would be that the Conservation Commission wants to have a composting unit in the future. The composting is something that would benefit the whole valley not just Albany as restaurants from all over the valley could drop off their discarded food and waste. The property has some issues and Rob feels it is important to mention the ultimate use of the land. They would have to indemnify the town so we are not responsible for any of the property issues. Rob will add a few ideas to the letter and it will be reviewed at next week's meeting.

Town Administrator Report:

Sheriff's Deputy Steven Rowe has suggested an ordinance for a curfew for town property. Rob would like to run it by the Conservation Commission in case cross county skiers want to ski at night.

Health Officer, Dan Sdankus, inspected two properties that had received complaints. He will submit the reports to the Board.

One tax deeded property owner has paid, in full, the amount of his back taxes, interest and penalties. Once the check has cleared a deed will be recorded transferring the ownership back to them.

One welfare case has been processed and there was no cost to the town.

Safety Inspections:

Peter informed the Board of a few occasions that have come up. It may start as a building permit inspection and ends up being a safety inspection or a health inspection. Numerous inspections have had to be made and Peter added he has other priorities to attend to. The additional inspections cost Peter time and in turn money. Jack said Peter should be compensated for his time. Peter just wanted to know if and when other complications arise in the midst of an inspection should he notify the Selectmen or can he be compensated for the additional time and effort. Rob made a motion to pay Peter \$25.00/hour for special safety issues and inspections that do not conflict with other authorities, Kelly seconded the motion and all were in favor.

Workforce Housing:

Rob hoped town counsel would be fully involved with the proposed workforce housing. Jack said town counsel has been fully involved since its first introduction. There is no reason to move any further on the issue until Richard presents the next set of plans to the Planning board.

Sign permit application:

Peter informed the Board that the sign permit application for the property at 1984 NH Route 16 may be approved because the tenant is the owner of the business and this information has been verified. Kelly asked if there was a billboard ordinance. Peter said it is absent from our ordinance therefore not allowed. As Peter understands the ordinance all advertisement is limited to 30 day temporary signs.

Peter noted there has been a lot of confusion about septic designs. What he looks at is the design number from state. He thinks we should limit town resources, mark the design as received by this office if there is a state issued number, then make the Town's approval part of the package of the septic design. There is nothing to challenge at our level. It is really just an acknowledgement from the town. The Board agreed with Peter's suggestion.

Ordinances:

Kelly talked to Peter about getting some of the ordinances tightened up. Peter agreed there is a lot that can be amended. Rob thought work sessions with the Planning Board, Selectboard and Code Enforcement officer should be held and overseen by the North Country Council. This is what they do

JR____
KR____
RN____

every day. But it should begin after the Master Plan is complete so it may be planned according to the Master Plan.

At 5:30 p.m., Rob made a motion to adjourn, Kelly seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Town Administrator