

## MINUTES OF 4/6/11



Town of Hebron  
PO Box 188  
Hebron, NH 03241  
Phone: 603-744-2631  
[hebronnh@metrocast.net](mailto:hebronnh@metrocast.net)

### Hebron Planning Board Minutes of Public Hearing 4/6/2011

**Members Present:** Curtis Mooney (Select Board representative), Ellie Lonske (member), Roger Larochele (member), Chuck Beno (member), Joe Hogan (alternate), Arthur Cummings (alternate), Kathleen Kearns (alternate) and Sheila Oranch (secretary).

**Others Present:** Jim McGinness, Dan Merritt, Don George, Alan Barnard, and Bruce A. Barnard.

**Time Convened:** 7:00 PM    **Time Adjourned:** 8:10 PM

**Next Meetings:** 5/4/2011 regular hearing

#### Agenda:

1. Administrative Matters and Announcements.
2. Review minutes of prior meeting for additions, corrections and adoption.
3. Continuance of Jaques ET AL Subdivision portion of George Road relocation.
4. Continuance of Subdivision Application for Sughrue portion of George Road relocation.
5. Continuance of Subdivision Application for Double E Land Map 8, Lots 5 & 6.
6. Informational for Subdivision-boundary adjustments on Pike Hill-Stokes Rd, Map 3 lots 2, 3, 4, 5.
7. Informational update on Site Plan Review for Camp Mowglis.
8. Any other matters that come before the Board.

#### Administrative Matters/Announcements

Curt Mooney, as Select Board representative, called the meeting to order and asked for nominations for chair and vice chair. **Ellie Lonske was nominated, seconded and elected chairperson by unanimous acclaim. Roger Larochele was nominated seconded and elected vice chairperson by unanimous acclaim.** Mr. Mooney announced that Tom Gump would serve as the Select Board alternate to the Planning Board. Ms. Lonske assumed control of the meeting and asked Joe Hogan to step up as a voting member in place of Mitch Manseau who had an excused absence. Ms. Lonske reported that the Delaney legal team filed its brief to the NH Supreme Court, then Town Counsel Jae Whitelaw responded with a brief. The latest is that the Delaney team responded to Jae's brief. Jae said that she would not have an opportunity to respond. Ms. Lonske thanked Arthur Cummings for the Town Forest and Wetlands assessment drafts. They will be uploaded to the town website soon. Minutes of 3/2/2011 were reviewed and no corrections noted.

**Chuck Beno moved/Curt Mooney seconded a motion to adopt the minutes of 3/2/11. PASSED**

#### Continuance of Jaques ET AL and Sughrue Subdivision Applications.

Alan Barnard requested and was granted continuances to 5/4/11.

#### Subdivision Application and lot adjustment for Double E Land - Mike Ethier

Jim Bolduc had emailed a request for continuance to 5/4/11. Continuance was granted.

#### Informational for Subdivision-boundary adjustments on Pike Hill Rd and Stokes Rd

Alan Barnard presented background and maps. Pike Hill Rd was a Class V road to Stokes Road. As of the March 2011 Town Meeting, Pike Hill Rd is a Summer Cottage road (the Town does not plow). A

## **MINUTES OF 4/6/11**

Camp Pasquaney alumnus has purchased the property with the intention of creating a legacy for the Camp. The proposed Boundary Line Adjustment (BLA) would make the lot containing two houses more conforming with current zoning. Another person affiliated with Camp Pasquaney plans to purchase and occupy this lot and maintain its historic character. The owner of the larger property plans to gradually put 108 acres into conservation in honor of his brother, by way of an entity to be named. Among the documents presented was a 1986 survey of Stokes Forest by Alan A. Barnard. The purpose of the subdivision would be to donate a lot to the camp each year, to optimize the tax impact. He thinks having lots that conform to zoning ordinances will enhance their assessed value. Mr. Barnard suggested a variety of options for accomplishing the same goal. Ms. Lonske noted that there are two houses on one very small lot, and asked why they would not do a BLA so each house is on a conforming lot. Mr. Barnard explained that one house is a small, seasonal guest house that would not qualify as a dwelling. They would not be used separately and the deed will include restrictive covenants so even if ordinances change the lot could not be further subdivided. Chuck Beno asked whether doing the BLA and merger or subdivision and appraisal first would result in higher values before doing the conservation easement. Roger Larochelle said doing a subdivision to improve value for tax purposes may be less useful. An appraiser can value each lot separately regardless of whether they are conforming. He noted that a subdivision must meet all the ordinances and regulations to be approved, and no consideration can be given for the owner's purposes or intentions. Ms. Lonske commented that if the owner has no intention of developing the property, pursuing a subdivision application may not be the best use of anyone's time. Alan Barnard said if the subdivision is approved according to Regulations, the Camp could potentially sell lots to raise funds. Ms. Lonske said that point confirms that the Planning Board does not need to know the Applicant's intentions. Mr. Barnard agreed and will suggest that the property be handled as all one piece. Mr. Beno asked what they would have to do with the road for a subdivision. Mr. Barnard said there are no grade issues and the Town might get a widened easement due to topography and drainage. Mr. Larochelle asked about the small lot (approximately 3 acres) with the two houses being accessed by a shared Summer Cottage road to the driveway. Mr. Barnard said he suggested at least four acres even if they are going into easement. They can't do much more with the adjacent land due to steep slopes. They might consider a view easement on the house lot, up to the area around the houses. Mr. Beno said if they decide to go ahead with a subdivision application, they should plan for a Site Walk.

### **Informational update on Site Plan Review for Camp Mowglis**

Bruce Barnard referenced the prior informational presentation 9/1/2010 at which Mr. Barnard and Bob Bengtson reviewed information from 10/5/09 and explained the hoped-for donation had come to fruition so they can move forward with the plan to add one building near the shoreline for senior staff members, teachers who may offer music or other skilled lessons to campers and alumnae and/or prospective donors who may be invited to experience the camp after the regular season to help inspire them to further support the camp. Mr. Barnard showed the aerial map and surveys with setbacks and proposed building and road sites. There was discussion of zoning, shoreland protection, buffers, topography and why the proposed placement has the least impact. They will need a State Wetlands Permit and Septic System approval. A Site Walk will be encouraged for informational purposes and can be scheduled near the end of April, weather permitting.

### **Other Matters**

No work session is scheduled in May, as there are no pressing issues. The usual NHOEP workshop will be held in the spring, possibly in June. Joe Hogan noted a fund raising letter from Camp Berea in November stating the intention to build another cabin. Ms. Lonske noted that Sheila Oranch had a planned absence 5/4/11 and that coverage is being arranged.

**MINUTES OF 4/6/11**

**Joe Hogan moved/Curt Mooney seconded a motion to adjourn at 8:10 PM. PASSED**

**SUMMARY OF MOTIONS**

**Ellie Lonske was nominated, seconded and elected chairperson by unanimous acclaim.**

**Roger Larochelle was nominated seconded and elected vice chairperson by unanimous acclaim.**

**Chuck Beno moved/Curt Mooney seconded a motion to adopt the minutes of 3/2/11. PASSED**

**Joe Hogan moved/Curt Mooney seconded a motion to adjourn at 8:10 PM. PASSED**