

These minutes may be amended at a future meeting. Any changes will be included in the minutes of that meeting.



Town of Hebron
P.O. Box 188
Hebron, NH 03241
(603) 744-2631
hebronnh@metrocast.net

Hebron Planning Board
Minutes of Public Hearing
June 1, 2011

Board Members Present: Ellie Lonske (chair), Roger Larochelle (vice-chair), Chuck Beno (member), Mitch Manseau (member), Curtis Mooney (Selectboard representative), Arthur Cummings (alternate), and Kathleen Kearns (alternate).

Others Present: Tom Gump (Selectboard alternate representative), Dan Merritt (compliance officer), Bob Bengtson, Don George, Alan Barnard, Bruce Barnard, Greg and Jackie Melton, Vin Broderick.

Time Convened: 7:00 PM **Time Adjourned:** 8:05 PM

Next meeting: June 20, 2011 work session, July 6, 2011 regular hearing

Agenda:

1. Administrative Matters and Announcements.
2. Review minutes of prior meetings for additions, corrections and adoption.
3. Continuance of Jaques et al and Sughrue portion of George Road relocation.
4. Continuance of Subdivision Application for Double E Land LLC, Map 8, Lots 5 & 6.
5. Site Plan Review for Camp Mowglis staff housing, Tax Map 7, Lot 29.
6. Boundary Line Adjustment for Caperton, Stokes Road, Map 3 Lot 3.
7. Any other matters that come before the Board.

Administrative Matters and Announcements:

Ellie Lonske called the meeting to order at 7:00 PM, introduced members of the Board and confirmed that a work session will be held on Monday, June 20, 2011. Noted for the record is that the State terminology changed from "Boundary Line Adjustment" to "Lot Line Adjustment," as applicable to item 6 of the agenda. Minutes of the hearing 5/4/11 and site walk 5/10/11 were reviewed.

Chuck Beno moved and Mitch Manseau seconded a motion to adopt the minutes of May 4, 2011. PASSED

Chuck Beno moved and Mitch Manseau seconded a motion to adopt the minutes of May 10, 2011. PASSED

Continuance of Jaques et al and Sughrue Portion of George Road Relocation: Alan Barnard submitted the DES approval for the Jaques subdivision. Ms. Lonske asked for Board comments. Chuck Beno expressed concerns for the record about the language in the Agreement with the Town stating that the actual Right of Way will be conveyed "at some time in the future." He asked if it applies to Heirs and Assigns and the answer was yes. He said it seems the property could change hands due to death or sale and the conveyance could be difficult to settle. Alan Barnard said if it were signed by the Planning Board chair at this hearing the Selectboard could move conveying the easement to the Town by the parcel owners. He noted that the Plan now includes setbacks, subdivision approval and monuments. Curt

These minutes may be amended at a future meeting. Any changes will be included in the minutes of that meeting.

Mooney said Lots B and B-1 are approved but not Lot A. Mr. Barnard explained that it is already a lot noted on the Plan as reference #5 from 1995. A Lot Line Adjustment does not need State approval. All that is needed to complete this application is the Planning Board chair's signature and seal on the Plan. The Sughrue application will continue separately. Continuance requested and granted to July 6, 2011.

Continuance of Subdivision Application for Double E Land LLC, Map 8, Lot 5 & 6: The application is pending acceptance and there was no email, call or letter, so it is considered an abandoned application and all materials regarded as informational. Ms. Lonske will contact Mr. Bolduc.

Site Plan Review for Camp Mowglis Staff Housing, Tax Map 7, Lot 29: Bruce Barnard and Bob Bengtson (not Bengston) were present to represent the application. Ms. Lonske thanked them for a thorough Site Walk on May 10. Mr. Barnard submitted the additional materials requested 5/4/11 and the Board reviewed the checklist.

- A. The Vicinity Sketch shows the location in relation to the streets with abutting properties.
- B. The names and addresses of abutters are printed by their lots on the Tax Map.
- C. Abutter notices were sent. Abutters Boshar and Shaw called and he answered their questions.
- D. **Waiver requested.** The 1940 survey by W. Keniston, Book 739, Page 29, was recorded prior to the requirement for surveyors to be licensed. Roberto Wendt is also referenced. Mr. Mooney said he had no problem with the waiver due to the established nature of the Camp plan. No objections.
- E. **Waiver requested.** The scales of the overall Plan are 1:100 and 1:200 rather than 1:50 in order to show the entire property. The scale of the vicinity of the proposed structure is 1:50.
- F. Compass bearings are shown on the 1940 survey.
- G. Attached is a map with grades shown in the area around the proposed structure in 2-foot scale.
- H. **Waiver requested.** Buildings on the 1940 Plan were constructed prior to Zoning. Attachments show the shapes, sizes, and heights of existing and proposed structures, and typical elevations.
- I. Locations of natural features are on the Plan.
- J. **Waiver requested.** Existing buildings are far from current Zoning setbacks.
- K. **Waiver requested.** Streets, driveways, etc. are not applicable.
- L. No public utilities are on the property and all private utilities are on the Plan.
- M. No signs planned and door lighting will be hooded, downward-pointing like others at the Camp.
- N. No landscaping is planned. Natural plantings will remain as they are.
- O. Zoning designation is on the Plan as Lake District. Setbacks exceed Comprehensive Shoreland Protection Act requirements as they are measured from "flowage rights" not high water mark.
- P. On the Plan. No public utilities are relevant.
- Q. The timeframe is June 10 to August 1, 2011, although sooner will be better.
- R. On the Plan.
- S. Building Permit is in the hands of the Compliance Officer, Dan Merritt, present at the hearing.
- T. Two copies of the Plan were present to be signed and sealed.

Curt Mooney moved and Chuck Beno seconded a motion to accept the Site Plan Application for Camp Mowglis Staff Housing, Tax Map 7, Lot 29 as complete subject to the waivers requested for Items D, E, H, J and K. PASSED

Acting Agent Bruce A. Barnard volunteered to handle Recording the Plan and to provide a third copy of the signed and stamped Plan to avoid delaying construction. Ms. Lonske authorized him to do so.

Chuck Beno moved and Mitch Manseau seconded a motion to approve the Site Plan Application for Camp Mowglis Staff Housing, Tax Map 7, Lot 29 as complete subject to the waivers requested for Items D, E, H, J and K, and a waiver of Recording. PASSED

These minutes may be amended at a future meeting. Any changes will be included in the minutes of that meeting.

Lot Line Adjustment for Caperton, Stokes Road, Map 3, Lot 3: Alan A. Barnard and Vin Broderick were present to represent the application. Ms. Lonske said she received an email from Mr. Caperton providing background and authorizing Mr. Barnard to represent him. Mr. Barnard got the Tax Map for the old lot #3-3 from the Selectmen's Office. The new lot would be Lot 3-2. The area has been increased to 4.128 acres with a restriction in the deed that there could be no further subdivision. The main house and so-called "cabin" were shown in color photographs. The additional out building is a three-sided wood shed without a foundation. The house has a 1969 septic system approval #6794. Setbacks, road frontage and all requirements have been met and shown on the Plan.

Curt Mooney moved and Chuck Beno seconded a motion to accept the application for a Lot Line Adjustment for Caperton, Stokes Road, Map 3, Lot 3 as complete. PASSED

Ms. Lonske asked for any comments on the application. Mr. Mooney stated for the record that Stokes Road has been designated a Class V Cottage Road as of the March 2011 Town Meeting.

Chuck Beno moved and Mitch Manseau seconded a motion to approve the application for a Lot Line Adjustment for Caperton, Stokes Road, Map 3, Lot 3. PASSED

Any Other Matters:

Work session June 20, 2011 in the Land Use Room.

The NH Supreme Court session scheduled for 6/16/11 will be attended by Ellie Lonske, John Dunklee, Arthur Cummings and Ileana Saros.

Roger Laroche moved and Chuck Beno seconded a motion to adjourn at 8:05 PM. PASSED

SUMMARY OF MOTIONS

Chuck Beno moved and Mitch Manseau seconded a motion to adopt the minutes of May 4, 2011. PASSED

Chuck Beno moved and Mitch Manseau seconded a motion to adopt the minutes of May 10, 2011. PASSED

Curt Mooney moved and Chuck Beno seconded a motion to accept the Site Plan Application for Camp Mowglis Staff Housing, Tax Map 7, Lot 29 as complete subject to the waivers requested for Items D, E, H, J and K. PASSED

Chuck Beno moved and Mitch Manseau seconded a motion to approve the Site Plan Application for Camp Mowglis Staff Housing, Tax Map 7, Lot 29 as complete subject to the waivers requested for Items D, E, H, J and K, and a waiver of Recording. PASSED

Curt Mooney moved and Chuck Beno seconded a motion to accept the application for a Lot Line Adjustment for Caperton, Stokes Road, Map 3, Lot 3 as complete. PASSED

Chuck Beno moved and Mitch Manseau seconded a motion to approve the application for a Lot Line Adjustment for Caperton, Stokes Road, Map 3, Lot 3. PASSED

Roger Laroche moved and Chuck Beno seconded a motion to adjourn at 8:05 PM. PASSED