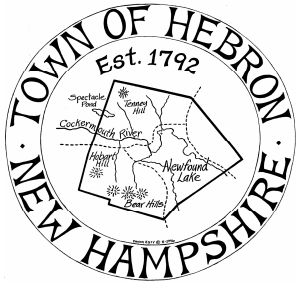


These minutes may be amended at a future meeting. Any changes will be included in the minutes of that meeting.



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Hebron Planning Board
Minutes of Public Hearing
November 2, 2011

Board Members Present: Roger Larochele (Acting Chair), Mitch Manseau (Member), Curtis Mooney (Selectmen's Representative), Tom Gump (Selectmen's Representative), Arthur Cummings (Alternate), Joe Hogan (Alternate), Kathleen Kearns (Alternate)

Board Members Absent: Ellie Lonske (Chair), Chuck Beno

Others Present: Dan Merritt (Compliance Officer), Donald George, Diane Burbank (Secretary)

Time Convened: 7:00 PM

Time Adjourned: 8:50 PM

Next meeting: December 7, 2011

Agenda:

1. Administrative Matters and Announcements.
2. Review minutes of prior meetings for additions, corrections and adoption.
3. Continuance of Sughrue portion of George Road relocation—Request for Conditional Approval.
4. Request for Modification of Approved Site Plan for new dance studio at Camp Wicosuta.
5. Informational on Boundary Line Adjustment for Lawrence Caperton property at Pike Hill and Stokes Road, Map 3, Lot 3.
6. Boundary Line Adjustment for John Fleury on Beachwood Road, Map 19A, Lot 39 and Map 19A, Lot 8
7. Any other matters that come before the Board.

Administrative Matters and Announcements: Roger Larochele, Vice Chair, called the meeting to order at 7:00 PM in the absence of Chairperson Ellie Lonske. Curtis Mooney, Selectmen's Representative, Joe Hogan, Alternate, and Arthur Cummings, Alternate, were appointed as voting members of the board for this meeting.

Review minutes of prior meetings for additions, corrections and adoption: The minutes of the October 5, 2011 meeting were reviewed. The fifth sentence under Announcements was amended to read "...building a road in the lake zone along steep slopes..." instead of "building a road into the lake...". The second line on page two was amended to read "Roger Larochele reminded board members that any petitions signed might create a conflict of interest as a planning board member" instead of "...any petitions signed should make note of the fact that the signer is a planning board member." **Curtis Mooney moved and Mitch Manseau seconded the motion to accept the minutes of October 5, 2011 as amended. The motion passed unanimously.**

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Continuance of Sughrue portion of George Road relocation, Map 7, Lots 46-2 and 46-3: Alan Barnard presented recorded plans #14021 and #14023 for the Jacques Barn Lot and the Jacques Mill Lot. He noted that as a continuation of this matter he is now requesting conditional approval of the Armstrong subdivision including a boundary line adjustment as well as the Sughrue/Blinn subdivision. The Planning Board completed a site walk of the property on September 13, 2011. The Armstrong boundary line adjustment would append 2.341 acres from Sughrue/Blinn Lot 46-3 to Armstrong Lot 46-2 creating an adjusted parcel, which would then be subdivided into a 6.079 acre Lot 2-1 with access from the new George Road easement. The remaining Armstrong 3.721 acre parcel would then become Lot 2-2, pending NHDES approval. The easement through the Jacques's property which allows for the Town funded George Road relocation has already been approved by the State. Selectmen's Representative Curtis Mooney noted that the Jacques's "Agreement to Agree" has been sent to the Jacques but has not yet been executed, although he did not foresee any problems with it. The Board discussed conditions for approval of the boundary line adjustment and the 2-lot Armstrong subdivision. Mr. Barnard assured the Board that that all new lots created will be conforming buildable lots. Mr. Larochelle asked for public comments. There being none, **Arthur Cummings moved and Joe Hogan seconded a motion for tentative approval of a subdivision and boundary line adjustment between the John & Dana Armstrong Rev. Trust and Paul E. Sughrue and Nelson D. Blinn, in accordance with section VIII, 8.3 of the Hebron, N.H. Subdivision Regulations at the time of application acceptance, subject to the following conditions:**

- 1. Obtaining NHDES subdivision approval for Lot 2-2 being a condition for Lot 2-1 approval by the Hebron, NH Planning Board.**
- 2. Monuments being set and lines marked.**
- 3. Final Mylar plat reflecting the above to be signed for recording at Grafton County Registry of Deeds with plan copies for the Town.**

The motion passed unanimously.

Discussion turned to the proposed 5-lot subdivision from the remaining Sughrue/Blinn parcel 46-3. Three of the lots are over 5 acres, but NHDES subdivision approval will be required for Lots 3-1 and 3-2, both under 5 acres. A common right of way across Lot 3-3 will serve dwellings on Lots 3-4 and 3-5. Although the right of way will cross Lot 3-3, it will only be used for ingress and egress to Lots 3-4 and 3-5 and utilities; an independent driveway will service the dwelling on Lot 3-3. Mr. Larochelle passed on a concern by board member Chuck Beno who was unable to attend, about the engineering of this 50' right of way. Although there were no driveway regulations when this application was filed, the Board insisted that this right of way conform to current driveway standards in Appendix B of the Hebron subdivision regulations. Dan Merritt, Compliance Officer, noted that the regulations call for the right of way to be wide enough for two emergency vehicles to pass in the shared portion of the road, but do not specify an exact width. The Board agreed that a 14' wide road with 2' shoulders as used in the past should be the minimum size for the shared driveway. There was additional discussion regarding the surface of the George Road easement up to this right of way and beyond it to the Armstrong property. Conditions were added to the tentative approval to address these two issues. **Arthur Cummings moved and Joe Hogan seconded a motion for tentative approval of a five-lot subdivision of the Paul E. Sughrue and Nelson D. Blinn Lot 46-3 in accordance with section VIII, 8.3 of the Hebron, N.H. Subdivision Regulations at the time of application acceptance, subject to the following conditions:**

- 1. No construction shall begin until the Planning Board or counsel for the Town approves the type and amount of surety as per Town subdivision regulations section VIII, 8.7 in regards to the subdivision road construction.**
- 2. An up to date driveway/road access permit from the NHDOT for the entrance off of North Shore Road.**
- 3. Installation of the subdivision road will be per plans prepared by Northpoint Engineering LLC of Pembroke, NH.**
- 4. Final easement for the George Road relocation will be conveyed to the Town of Hebron, NH as per the language contained within the signed agreement on file with said Town.**
- 5. Sughrue & Blinn agrees to pay costs associated with the Town engineer or designee performing inspections of the road and related construction reviews.**
- 6. Obtaining NHDES subdivision approval for Lot 3-1 and 3-2.**

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7. **Placement lot corners and marking of the lot lines. The final road monuments shall be part of the surety requirements, so the monuments can be set after construction.**
8. **Lots shall not be conveyed until surety is in place and the approved Final Plat signed by the Planning Board is properly recorded at Grafton County Registry of Deeds**
9. **Road will be completed to the easterly line of Jacques lot as shown on Plan 14023. Paved top must extend 50' west from the common corner of Armstrong lot and Lot 3-3 as shown on the plan.**
10. **Driveway servicing Lots 3-4 and 3-5 shall be at least 14' wide with 2' shoulders and constructed per Hebron driveway specifications as of this approval date.**

The motion passed unanimously. In both of the above matters, reference is also made to the notes in the Tentative Approval Plan dated November 2, 2011. All of the above conditions shall be completed before the Hebron, NH Planning Board will sign and seal the plat.

Request for Modification of Approved Site Plan for new dance studio at Camp Wicosuta: Alan Barnard distributed maps showing the September 7, 2011 approved site plan for a new dance studio at Camp Wicosuta and a proposed relocation of the new building. The new plan would keep the existing dance studio as is and build a new 30' x 40' dance hall with a covered entry and deck adjacent to the tennis courts where a tennis backboard had been approved. The tennis wall proposed in the original plan would be eliminated. Mr. Barnard pointed out that there is less disturbance of the property, no relocation is involved, and the new building is 1200 square feet, substantially smaller the original plan. Mr. Barnard noted that all permits were issued based on the prior plan and that he will amend the building permits. The Board considered whether this was a major change requiring a new public hearing or a modification of an approved plan. Mr. Larochelle proposed accepting this request as a modification but requiring an "as built" upon completion of construction. **Arthur Cummings moved and Joe Hogan seconded a motion to accept modifications of Camp Wicosuta's approved site plan for a new dance studio. An as built shall be submitted prior to December 31, 2012. The motion passed unanimously.** Diane Burbank, Secretary, agreed to follow up on the "as built" to insure it is submitted by the due date.

Informational on Boundary Line Adjustment for Lawrence Caperton property at Pike Hill and Stokes Road, Map 3, Lot 3: Mr. Barnard discussed a boundary line adjustment from Lot 3 to Lot 3-2, currently an 18-acre parcel, increasing Lot 3-2 to 30 acres. The plan will leave an easement area for the town to construct a cul de sac and turn around. This is part of the Mr. Caperton's plan to donate a large portion of his land to Camp Pasquaney as a conservation easement restricted from buildings and dwellings. A subdivision will be proposed next year for the lots along Pike Hill Road, Tax Map 3, Lots 2, 3, 4 and 5.

Boundary Line Adjustment for John Fleury on Beachwood Road, Map 19A, Lot 39 and Map 19A, Lot 8: Alan Barnard produced a letter signed by John and Lori Fleury authorizing him to represent them in the Boundary Line Adjustment hearing for their Beachwood Road property. The application was received with the proper fee, abutters were notified by certified mail and the public hearing had been noticed. The Fleury's have received septic approval with waivers for a two bedroom home on the lot. Abutters James and Stephanie Sardo have agreed to deed to the Fleurys .097 acres, an area approximately 50' x 90' along the back edge of the Fleury lot. The additional space will allow the house to be constructed 5' further back, providing access to the back yard on the right hand side of the house between the well and foundation. **Arthur Cummings moved and Joe Hogan seconded a motion to accept the application as complete. The motion was approved unanimously.** The Board discussed the merits of the case. Dan Merritt, Compliance Officer, has inspected the property and has no issue with the boundary line adjustment. He pointed out that although the lot is still non-conforming, grandfathered for frontage and setback requirements, the boundary line adjustment makes it closer to current regulations. No abutters were present and no objections were raised. **Arthur Cummings moved and Joe Hogan seconded a motion to approve the Boundary Line Adjustment. The motion was approved unanimously.**

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Other Matters—Informational on Boundary Lot Adjustment for Marina Property, North Shore Road, Map 17A, Lot 5-1 and Map 17A, Lot 9: Alan Barnard presented a map showing the former marina property and abutting lots, now deeded to Sumac Corporation and Oak Corporation, both owned by Andrew McClane. Mr. McClane would like to adjust the boundary between the two lots, adding a $\frac{1}{4}$ acre parcel from the former marina Lot 5-1 to the Oak Corporation Lot 9. This would allow a dock into the channel on Lot 9 that goes to the town beach. Mr. Barnard pointed out that there are no new owners involved and there would be no effect on the town beach road. He asked for any other considerations from the board before bringing the request before them at the next meeting, and none were voiced.

Arthur Cummings moved and Joe Hogan seconded a motion to adjourn. The motion was approved unanimously and the meeting was adjourned at 8:50 PM.

Respectfully submitted,

Diane Burbank, Secretary