



Town of Hebron
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Hebron Planning Board

Minutes of Public Hearing

August 3, 2011

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

Board Members Present: Ellie Lonske (Chair), Mitch Manseau (Member), Curtis Mooney (Selectmen's Representative), Arthur Cummings (Alternate), Kathleen Kearns (Alternate), Chuck Beno (Member), Tom Gump (Selectmen's Alternate Rep)

Others Present: Diane Burbank (Secretary Pro-Tem), Don George, Alan Barnard

Time Convened: 7:00 PM

Time Adjourned: 7:52 PM

Next meeting: September 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.
4. Proposed new dance studio for Camp Wicosuta.
5. Any Other Matters That Come Before the Board.

Administrative Matters and Announcements: Ellie Lonske, Chair, called the meeting to order at 7:00 PM. She noted first that there was no news as yet on the Delaney NH Supreme Court case. Ms. Lonske then announced that the Plan NH Charrette team of professional town planners and designers will be coming to Hebron on Friday and Saturday, September 23 and 24. On Friday afternoon and evening, the team will tour the town buildings and grounds around the Common and hold "listening" sessions with "stakeholders" (town board/committee/commission members, town employees, Historical Society, Church leadership, Village Store owners, et al) and taxpayers to get input from them. A potluck dinner will be held early Friday evening. On Saturday, the Charrette professionals will present their preliminary findings and recommendations for ways in which town buildings might be repurposed to meet the current and future needs of the community. Plan NH will send a formal written report to the Town approximately four months later.

Curtis Mooney reminded the Board that there will be a special Selectmen's Meeting on Saturday, August 6, with Department Heads, after the Community Breakfast at the Hebron Congregational Church. A newsletter was recently mailed to all town residents announcing this opportunity to bring up any questions or concerns, in lieu of a summer town meeting.

Ms. Lonske appointed alternates Arthur Cummings and Kathleen Kearns as voting members of the Planning Board for this meeting. The minutes of the July 6, 2011 meeting were reviewed. **Mitch Manseau moved and Arthur Cummings seconded a motion to adopt the minutes of July 6, 2011 as written. The motion passed unanimously.**

Continuance of Sughrue Portion of George Road Relocation: Alan Barnard distributed a map detailing the latest plans for the Sughrue/Blinn and Armstrong Trust subdivisions and associated boundary line adjustments. He noted that Nelson Blinn is now a partner with Paul Sughrue, and Mr. Blinn's name is on the plan. Discussion ensued regarding useable acreage, soil and slope specifications. Since these lots border a very steep

part of North Shore Road, access will be off the new road proposed by the developer (new George Road). Sughrue and Blinn will deed a shoulder area of 50' from the centerline of North Shore Road to the State. Ms. Lonske asked Mr. Barnard to keep in mind that if this dangerous section of North Shore Road could be widened while creating the subdivision, this is an opportune time to improve pedestrian and bicycling safety. Discussion then turned to rights of way to the new lots. Lot 3-3 will be serviced by its own driveway. A proposed right of way along the boundary of Lot 3-3 will service Lot 3-4. Mr. Barnard's map shows a right of way to Lot 3-5 off George Road through Shugrue/Blinn's Lot 2-2; however, Mr. Barnard asked the Board about instead continuing the proposed right of way through Lot 3-3 from Lot 3-4 to Lot 3-5, with one driveway servicing both Lots 3-4 and 3-5. This would eliminate the additional curb cut off George Road for a right of way through Lot 2-2 to service 3-5. Discussion followed, and the Board agreed to that proposal provided that the utility row and driveway widths are shown in the plans. Mr. Mooney also stressed that the driveway needs to conform to existing regulations; i.e. the shared portion must be 14' wide, enough for 2 cars to pass. Mr. Mooney also asked if the State subdivision permit was still valid, Mr. Barnard replied that it had been approved and renewed two times already, and he did not anticipate any problem with renewing it again. Chair Lonske proposed a site walk since there have been several new members over the course of the six years in which this matter has been pending. A site walk will be scheduled at the September Planning Board meeting.

Proposed new dance studio for Camp Wicosuta: Alan Barnard presented information to the Board regarding a new dance studio to replace an existing studio at Camp Wicosuta. The proposed building would be a 32' x 64' "activity enclosure" replacing the current 20' x 32' studio, and accommodate 50 people instead of the current 25. Although current rules specify that there be 25' between occupied buildings, the studio would be located next to the water tank building, an unoccupied building, eliminating that requirement. There would be no expansion of parking, but parts of the tennis court fence and back wall and a zip line would be relocated. Mr. Barnard asked for permission to contact Fire Chief John Fischer so the permit process can be expedited, and the Board granted his request. Camp Wicosuta would like to build the studio in September when it will be constructing the director's cabin approved by the Planning Board in December 2010. Ms. Lonske advised Mr. Barnard to complete a site plan with photos and lighting details, justifying waivers etc. so abutters can be notified and the matter discussed at the September Planning Board meeting. Mr. Beno remarked that Camp Wicosuta is a good neighbor and he advocates expediting this application since it does not involve permanent housing.

Any Other Matters that come Before the Board: Mr. Mooney asked Mr. Barnard if he would provide a map of the Common area as authorized by a warrant article in March 2009 for the upcoming Charrette. He also invited Mr. Barnard to attend the meetings on September 23 and 24.

A motion to adjourn was then made by Kathleen Kearns and seconded by Arthur Cummings. The motion passed by a unanimous vote, and the meeting was adjourned at 7:52 PM.

Respectfully submitted,

Diane Burbank, Secretary