

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



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

**Hebron Planning Board**  
Minutes of Meeting  
March 6, 2024

**Planning Board Members Present:** Ivan Quinchia (Chair); John Sheehan (Member); Larry Goodman (Member); John Hilson (Alternate); Karl Braconier (Alternate); and Carol Bears (Secretary).

**Absent:** Patrick Moriarty (Select Board Representative); Chuck Beno (Vice Chair);

**Others Present:** Nancy Dziki, Rich James

**Time Convened:** 7:00 p.m.    **Time Adjourned:** 8:51 p.m.    **Next Meeting:** April 3, 2024

**Agenda:**

1. Approval of the minutes of the March 6, 2024 meeting.
2. Discuss short-term rentals and Airbnb's
3. Administrative Matters and Announcements.

Ivan Quinchia called the meeting to order at 7:00 PM.

The minutes of the February 7, 2024, meeting were reviewed. There were two minor adjustments to the minutes: first, was that Karl Braconier was elevated to member not John Sheehan and second, that the third paragraph lot and map number should be identified. John Sheehan moved to approve the minutes with the two changes. The motion was seconded by Larry Goodman and the vote was in the affirmative.

Ivan Quinchia indicated that the Zoning Ordinance needed to be updated with the language provided by the NH Office of Planning and Development. The regulation was updated with the necessary language provided by the Select Board that was voted on at their meeting on February 8, 2024.

Larry Goodman moved to approve the changes to the Zoning Ordinance as presented and discussed. The motion was seconded by John Sheehan and the vote was in the affirmative.

There was also a small change to the Site Plan Regulations relating to the FEMA Flood changes. The changes to the Site Plan Regulations addressed developments greater than 50 lots or 5 acres and the removal of the 100-year flood elevation.

John Sheehan moved to approve the changes to the Site Plan Regulations. The motion was seconded by Larry Goodman and the vote was in the affirmative.

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

The public meeting will be held on March 27, 2024 at 7:00 p.m. The notice will be placed in the paper and located on the Town of Hebron's website along with posting at the post office and the Town Offices.

Discussion on Short-term Rental's and Airbnb's: Some of the concerns were the increased number of occupants and whether some of the septic systems were big enough to accommodate the number of people along with the number of cars causing parking issues for neighbors.

Enforcement would be an issue to the town for any regulations that might be put in place.

With no further business Larry Goodman made a motion to adjourn the meeting. This was seconded by John Sheehan and the vote was in the affirmative. The meeting closed at 8:51 PM.

Respectfully Submitted:  
Carol A. Bears Secretary