

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

## MINUTES OF 11/4/2015



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

### **Hebron Planning Board** Minutes of Meeting 11/4/2015

**Planning Board Members Present:** Roger Larochelle (Chair), Chuck Beno (Member), Mitch Manseau (Member), Karl Braconier (Member), Arthur Cummings (Alternate), Ivan Quinchia (Alternate), Dan Merritt (Alternate)

**Planning Board Members Absent:** **John Dunklee** (Select Board Representative)

**Others Present:** Jack Mudge (Applicant), Caroline M. Mathes (Applicant), Deb Hinds (Septic Designer), Barbara Spike (Secretary)

**Time Convened:** 7:00 p.m.     **Time Adjourned:** 8:32 p.m.

**Next Meeting: December 2, 2015**

#### **Agenda:**

- 1) Administrative Matters and Announcements and approval of October 7 minutes
- 2) Informational discussion regarding a possible Boundary Line Adjustment on the Crystal Springs Road lots
- 3) Any other matters that come before the Board

Chair Roger Larochelle called the meeting to order at 7:00 p.m. and announced that John Dunklee, the Select Board Representative, would not be in attendance, so that the Select Board would not have a presence at the meeting. The first order of business was to approve the October minutes; then the Board would hear the information on Crystal Springs lots, and then talk about junk yards. Chair Roger Larochelle and the Board members introduced themselves to the attendees. Chair Roger Larochelle then asked if there were any amendments to the minutes, and he asked about the spelling of Justin Duntswell's name on the bottom of the first page. There was a "g" tacked on the end, which needs to be removed. With no further comments, **Mitch Manseau moved to accept the minutes, Karl Braconier seconded. Approved unanimously at 7:04 p.m.**

Chair Roger Larochelle invited Jack Mudge, Caroline Mathes, and Deb Hinds up to the table with the proposal for a boundary line adjustment. Caroline presented the maps and pictures, including the original trust for Lots 19A and 20. These lots were grandfathered back in the 1960s. Discussion was held concerning the setbacks needed to construct a

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house(s) on the lots. Caroline mentioned that she and Jack were hoping to change the ownership from the Trust to them. Caroline said they wanted to improve the lots and not have to cut down a lot of trees. There is a garage on what she referred to as the Cottage Lot, but no building exists on what she termed the Beach Lot. They were hoping to build further from the lake, moving the septic system back also. There was much brainstorming about the setbacks needed, what to do about the existing garage, and how to configure the lots so as to be able to build a house, when they were asking to build two houses.

Chair Roger Larochelle and the Board concluded that the petitioners would have to take the matter to the ZBA and see if they would grant a variance first. Arthur Cummings asked how many houses were currently served by the shared driveway. There were two houses presently. Chuck Beno asked if there were any wetland issues. Deb Hinds, the septic designer, said they had located an area where septic could go, but it needs to be formally mapped out.

Further discussion involved the idea of merging the lots; however, Dan Merritt warned that current code states that each living unit must have two acres. The only way to approach the ZBA is for a hardship variance. Karl Braconier suggested redrawing the lot, getting rid of the garage, and it could be within the setbacks. Dan Merritt added that by getting rid of the 24' x 24' garage, it would make the setback proposal easier for the ZBA. Chair Roger Larochelle said that they could have a joint meeting with the ZBA. He went on to warn that the Board could not make the lot any more non-conforming. Chuck Beno said that if the petitioners were going to approach the ZBA, a survey map should be done first. The informational ended at 8:09, and Jack, Caroline, and Deb thanked the Board and left.

The next item was Mr. Roberti's property and its condition with regard to a junkyard. A couple of Board members said the property appeared to have been cleaned up a bit recently. Dan Merritt distributed copies of the State's definition of "junkyards," and it was in line with the definition the Planning Board had in their Regulations. The remedy for not cleaning it appears to be a per diem fine until it is satisfactorily clean. After discussion, it appeared that the Select Board has the responsibility to take action to force compliance.

Roger Larochelle said there were not going to be any changes to the budget for next year. He did say that he also mentioned some possible solutions to the George Road dilemma, as it is still poses a dangerous safety risk by coming onto North Shore Road.

With no further business, **motion to adjourn was made by Mitch Manseau, seconded by Chuck Beno. All in favor, the meeting was adjourned at 8:32 p.m.**

*Respectfully submitted:*

*Barbara A. Spike, Secretary*