

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

MINUTES OF 5/6/2015



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Hebron Planning Board Minutes of Meeting 5/6/2015

Planning Board Members Present: Roger Larochelle (Chair), Karl Braconier (Member), Mitch Manseau (Member), Arthur Cummings (Alternate), Dan Merritt (Alternate), John Dunklee (Select Board Representative)

Others Present: , Barbara Spike (Secretary)

Absent: Chuck Beno (Member), Ivan Quinchia (Alternate)

Time Convened: 7:03 p.m. **Time Adjourned:** 7:40 p.m.

Next Meeting: June 3, 2015

Agenda:

- 1) Administrative Matters and Announcements and approval of April, 2015 minutes;
- 2) Informational session regarding the Sughrue subdivision and George Road relocation presented by Alan Barnard;
- 3) Any other matters to come before the Board

Chair Roger Larochelle called the meeting to order at 7:03 p.m. He announced that Chuck Beno would not be attending. Chair Roger Larochelle asked for a motion to accept the April minutes as submitted; Mitch Manseau so moved, Karl Braconier seconded. Chair Roger Larochelle then asked for if there was any discussion or review; with none coming forward, **Karl Braconier moved to accept the minutes as submitted; Arthur Cummings seconded. Approved unanimously at 7:05 p.m.**

Chair Roger Larochelle appointed Arthur Cummings as a voting member for the duration of the meeting. Chair Roger invited Alan Barnard to bring his presentation of Paul Sughrue's changes to the table. Alan brought engineering plans up and explained that Paul Sughrue decided to abandon the subdivision, keeping the proposed subdivided parcel as one big lot, not the five originally proposed. Alan went on to explain that he

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would be bringing in an application for a BLA to adjust the sizes of two lots that had been approved and for the two other conditionally approved lots. Alan said he would do the new application and notify the abutters.

Chair Roger Larochelle asked what the conditions had been for on the two conditionally approved lots. Alan replied that it was to set the lot corners because that was needed for the subdivision approval because they were under five acres. Those had been the Armstrong lots.

Chair Roger then asked what is Mr. Sughrue's sense of the George Road relocation; Alan replied that it would be abandoned for lack of timely improvement. He said that George Road can still be improved. Chair Roger said that when the subdivision was going to be done, Mr. Sughrue agreed to pay for the engineering; these plans only show the BLA, now that the subdivision is being abandoned. Alan Barnard remarked that Mr. Sughrue was going to try to see that parcel as one big lot to which Chair Roger said that it does nothing for the George Road relocation. John Dunklee said that the right-of-way agreements were contingent upon the subdivision approval. Chair Roger said its disappointing that the right of way is being rescinded. Alan Barnard said the easement can still be obtained. He also said that Paul Sughrue is getting pushed by his new partner to move on this.

Chair Roger asked about David Jacques' stand on George Road. John Dunklee said that David Jacques had wanted the Select Board to guarantee him a tax abatement until all the lots were sold. The Select Board couldn't do that; they would wait until there was enough tax base on George Road to force it. Alan Barnard said that at least it has been established that a road can be built going into the properties.

Going back to the agreement signed in 2007, Chair Roger read paragraph 10 related to termination notice. John Dunklee said that the Town needs a termination from Paul Sughrue to clean everything up. Alan Barnard said that they would bring the termination notice at the time of bringing in the application for the BLA. Chair Roger said that the termination needs to be approved first before granting the BLA on the conditionally approved subdivided lots. Chair Roger said the Board would be looking at one big lot instead of the 5-lot subdivision at that time. He then asked the Board if they had any further questions or comments.

Chair Roger told Alan Barnard that when he submits the BLA application and Termination Notice that the Board would be taking up the termination first and the BLA afterwards. Alan Barnard agreed and left the meeting at 7:32 p.m.

Chair Roger asked for any new business. John Dunklee said he got an e-mail from Karen Corliss on the _____ Mountain Road issue on the line of credit coming due on July 1. He said that Larry Kill would probably be coming in for another building permit and might be denied because it's a driveway. Chair Roger said Larry would have to get a

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variance. John Dunklee said CGSB would like to extend the time on the line of credit, but there needs to be a decision before July 1. Chair Roger asked what was needed from the Planning Board. John Dunklee said that Larry Kill would have to seek relief from the Zoning Board. The guard rails need to be installed. Arthur Cummings said that part of the road way was very slippery in winter time. Chair Roger said the Town hasn't accepted the road and won't until the agreement is completed.

With no further new business, Chair Roger mentioned that the BLA would probably be on the agenda for the next meeting. He asked for a motion to adjourn; **Arthur Cummings moved and John Dunklee seconded the motion to adjourn the meeting. All in favor, meeting was adjourned at 7:40 p.m.**

Respectfully submitted:

Barbara A. Spike, Secretary