

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

MINUTES OF 6/3/2015



Town of Hebron
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Hebron Planning Board Minutes of Meeting 6/3/2015

Planning Board Members Present: Roger Larochelle (Chair), Chuck Beno (Member), Ivan Quinchia (Alternate), Dan Merritt (Alternate), John Dunklee (Select Board Representative)

Others Present: Chuck Braxton (RocheRealty), Martha and Lee Swats (applicants), Barbara Spike (Secretary)

Absent: Karl Braconier (Member), Mitch Manseau (Member), Arthur Cummings (Alternate)

Time Convened: 7:00 p.m. **Time Adjourned:** 7:38 p.m.

Next Meeting: July 1, 2015

Agenda:

- 1) Administrative Matters and Announcements and approval of April, 2015 minutes;
- 2) Informational session regarding 316 Hobart Hill Road, Map 18MF, Lot 7, presented by Chuck Braxton, from Roche Realtor Group;
- 3) Any other matters to come before the Board

Chair Roger Larochelle called the meeting to order at 7:00 p.m. He announced that Karl Braconier and Mitch Manseau would not be attending. Arthur Cummings was not available either. Chair Roger Larochelle appointed Dan Merritt and Ivan Quinchia as voting members for the meeting. He then asked for a motion to accept the May minutes as submitted; Dan Merritt moved, Ivan Quinchia seconded. Chair Roger Larochelle then asked for any discussion or review. Hearing no comments, **Dan Merritt moved to accept the minutes as submitted and Ivan Quinchia seconded. Approved unanimously at 7:05 p.m.**

Chair Roger invited Chuck Braxton and the Swatses to join the Board at the table and present the applicants' proposal. Chuck Braxton explained that the Swats' were under

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agreement to buy the Delage property and were planning to build a home on the upper portion of the lot. The 60' x 42' foundation built by Delage would eventually be capped. There was a cautionary note in the Jackson deed that any further subdivision of the lots would have to come before the Planning Board. Chuck Braxton reiterated that the applicants would maintain the property as one tract.

Chuck Beno said that since there was no subdivision being contemplated, he doesn't see this being an issue the Planning Board needs to take any action on. John Dunklee brought up getting fire and ambulance in there, and he wanted to make sure they took into consideration plowing. Chair Roger said there appeared to be no issue the Planning Board needed to take up. He said he would communicate with Al DeFeo, the Compliance Officer, and let him know the Board's consensus. Dan Merritt let the Swats know that no trash truck or school busses would be coming up there, either.

There was brief discussion about the 4-acre lot size for dwellings and that any further lot subdivision would be restricted by the size and frontage area. Chuck Braxton said there were further conditions in the deed relative to subdivision. Chair Roger mentioned there had been an old quartz quarry at the top of that property. With no further discussion, Chuck Braxton and the applicants left.

Chair Roger said that in July Alan Barnard would be representing Paul Sughrue on the withdrawal of the existing subdivision and the resultant BLA. Chair Roger said the Board had also received mylars from the Lakes Region Planning Commission showing soil logs and slopes.

When Chair Roger asked for any further business, Chuck Beno asked to be brought up to speed with the status of the George Road relocation. John Dunklee said it was on the back burner for the Select Board because there was no access and no easements at present. John Dunklee didn't know what Sughrue's intentions were on the lot. Right now it appears it's on Jacques desk waiting for tax abatements to be granted, which the Select Board cannot do. Chuck Beno asked about what would legally be necessary to force Jacques' hand to get the road done. It appears much is resting on Sughrue's property. John Dunklee said the Town's only option at present is to maintain George Road as it is except to change the curve. Consensus is that the curve shouldn't be reduced, in order to slow drivers down.

As there was no further new business, Chair Roger asked for a motion to adjourn; **Dan Merritt moved and Ivan Quinchia seconded the motion to adjourn the meeting. All in favor, meeting was adjourned at 7:38 p.m.**

Respectfully submitted:

Barbara A. Spike, Secretary