

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

## MINUTES OF 3/2/2016



**Town of Hebron**  
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### **Hebron Planning Board** Minutes of Meeting 3/2/2016

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

**Others Present:** Bruce Barnard

**Others Absent:** Barbara Spike (Secretary)

**Time Convened:** 7:00 p.m.      **Time Adjourned:** 8:04 p.m.

**Next Meeting: April 6, 2016**

#### **Agenda:**

Administrative Matters and Announcements and

Approval of January 2 minutes

Bruce Barnard presenting a lot merger for Donna Esty at 191 Groton Road

Non-binding discussion by Ken and Carol Chorney about the process to make the Old East Hebron school house into a small shop

Any other matters that come before the Board

Chair Roger Larochelle called the meeting to order at 7:00 p.m. and thanked all the Board members for coming out on a wintery night. Ivan Quinchia agreed to record the minutes as secretary. Barbara Spike was unable to attend.

Chair Roger Larochelle next asked the Board to take up the minutes of January 6. He asked if there were any corrections, additions, or deletions. Karl Braconier said his concern was that the marsh grass coming into the town beach would become a marsh if the Town isn't proactive. Chair Roger asked what correction or deletion should be made to the January minutes to sum it up. Karl said just scratch out the last sentence of the second paragraph and replace it with "Karl Braconier said the marsh grass soon may become a concern due to siltation, and being proactive now may be better than waiting until there are cattails."

**John Dunklee motioned to accept the minutes as corrected, Chuck Beno seconded. Minutes accepted as corrected.**

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Chair Roger Larochelle invited Bruce Barnard to present the Esty lot merger. Bruce Barnard presented a copy of the tax map and survey. One lot contains Donna Esty's house. She also owns the lot next to it on the westerly side. She wants to make an addition to her home. She cannot meet the setback requirements as the lots are very skinny. Bruce also said the old State subdivision was signed by the Planning Board back in 1972.

Chuck Beno asked about Lot 6, which was determined to belong to Winiewski, and about two years ago, they did a lot merger as well. Chair Roger Larochelle said that for the record in terms of process for us, we would have to find some extraordinary reason for not approving the lot merger. It's really upon the landowner who wants to merge these things. The process runs through us. Bruce Barnard said the best thing about these two lots becoming one is that it would now comply with current zoning regulations. Chair Roger Larochelle then asked the Board if there was any reason not to approve the lot merger. Chair Roger Larochelle looked through all the paperwork. **Chuck Beno motioned to approve merger of Lots 23-7 and 23-8; Mitch Manseau seconded. Lot merger approved unanimously.**

Chair Roger Larochelle informed the Board that he had approved a driveway permit for Anne and David Hardy. They're building on George Road, right by Range Road. The layout was fine.

Roger noted that on May 5<sup>th</sup>, the NLRA is organizing a Community Planning session, which is good for us to participate in. A reminder will be sent out. One of our concerns is about ongoing lake sedimentation, which could affect our tax base. Ivan Quinchia said the NLRA has is working with PSU.

Town Election is a week from yesterday, and Town Meeting is on March 12<sup>th</sup> at 9:00 a.m.

Chair Roger Larochelle explained that Karen got an e-mail from Ken Chorney asking about seeing up a shop in the old schoolhouse. Ken's wife, Carol, runs Dressers in Plymouth. Chair Roger Larochelle said he would follow up with them. Dan Merritt noticed a "For Sale" sign on the porch. It is listed for sale in the Lake District, as it is 500 feet from Rt. 3A.

Chuck Beno asked where the Board was on the Master Plan. Chair Roger Larochelle said it would take some major effort to update. There is, however, not much to be updated. He went on to say that very little has changed in Hebron, and most of the Master Plan is intact, but this is the time of year to touch it up.

Regulations on the wind turbines have changed, so that anything 10 megawatts or under is not governed. Ivan Quinchia has a warrant article on the issue that is being discussed in Canada and will forward a copy to any member interested.

With no further business, **motion to adjourn was made by Karl Braconier, seconded by Chuck Beno. All in favor, the meeting was adjourned at 8:04 p.m.**

*Minutes by Ivan Quinchia, pro tem secretary*