

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

MINUTES OF 9/7/2016



Town of Hebron
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Hebron Planning Board
Minutes of Meeting 9/7/2016

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

Planning Board Members Absent: Mitch Manseau (Member), Arthur Cummings (Alternate)

Others Present: Alan Barnard, Lea Stewart, Colin Robinson, Tracy Tilson Laux, Chris Laux.

Time Convened: 7:00 p.m. **Time Adjourned:** 8:30 p.m.

Next Meeting: October 5, 2016

Agenda:

- 1) Approval of July 6, 2016 minutes
- 2) Camp Wicosuta Informational
- 3) Ehlers-Stewart and Baker informational on Condominium and Boundary adjustment
Tax Map 20 Insert, Lot BMR-1 and 2 and Common Area (West Shore Road)
- 4) Informational on Site Plan for Laux
Tax Map 7, Lot 14A (Old East Hebron School House)
- 5) Driveway permit; Bear Mountain Road
- 6) Status of Secretary search
- 7) Administrative Matters and Announcements

Chair Roger Larochele called the meeting to order at 7:00 p.m. and thanked all the Board members for attending.

Chuck Beno moved approval of the July 6, 2016 minutes with no changes, seconded by John Dunklee. Passed unanimously.

Alan Barnard, representing Camp Wicosuta, briefed the Board on plans to replace the existing Activity Center with a newly built “ Fitness Center” (40’ x 40’ with porch). A Site Walk was organized for 6 PM on October 5, prior to our next Planning Board Meeting.

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Colin Robinson and Alan Barnard, representing Lea Stewart (present) and Nancy Ehlers and the Bakers regarding Tax Map 20 Insert, Lot BMR-1 and 2 and Common Area (West Shore Road) requested some guidance on a proposed Boundary Line Adjustment regarding the Common Area between the two lots (Limited Common Areas). These lots were created in 1986 and revised in 1990 based on Condominium law creating two Limited Common Areas with a central Common Area. There is little to no precedence for reversing this form of ownership. Performing a Boundary Line Adjustment would not create any new lots, although some concern was expressed regarding precedence. Colin will prepare a "Findings & Conditions" statement along with completing the Boundary Line Adjustment application for our October 5 meeting. Probable conditions of approval will be State Subdivision Approval and perhaps others. Colin will organize the deeds to reverse the Declarations and put the ownership into a fee simple status.

Tracy Tilson Laux and Chris Laux requested an informational session on a proposed Site Plan regarding the former East Hebron school house located on Tax Map 7, Lot 14A. After hearing their plans for converting the building, which was last used as a used book store, to office space, the Board advised that it sounded like a Minor Site Plan submission, outlining the criteria for submitting an application. If received in time, this will be taken up as an application during the October 5, 2016 meeting.

Roger provided an update on the Secretary position, stating that no candidates have presented themselves yet. Roger requested that all keep their eyes open for potential candidates.

At 8:30 PM, Karl moved and Chuck seconded adjournment. Passed unanimously.

Respectfully submitted: Roger Larochelle, Chair