

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



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Hebron Planning Board
Minutes of Meeting March 14, 2018

Planning Board Members Present: Roger Larochelle (Chair), Karl Braconier (Member), Chuck Beno (Member), Dennis Dodge (Alternate), John Dunklee (Select Board Representative), Carol Bears (Secretary).

Members Excused: Mitch Manseau (Member), Ivan Quinchia (Alternate),

Members Absent: Arthur Cummings (Alternate)

Others Present: Donald Musial, Karen Zellers, Gerald Zellers, Maynard Young, Jim Giekas

Time Convened: 7:00 p.m. **Time Adjourned:** 9:17 p.m.

Next Meeting: April 4, 2018

Agenda:

1. Approval of January 3, 2018 minutes
2. Public hearing: Minor Site Plan Application; Donald Musial, 51 Hobart Hill Road; Map 17 Lot 63 to run his landscaping business from his home. The purpose would be storage of his landscape equipment.
3. Administrative Matters and Announcements

The meeting was called to order by Chair Roger Larochelle at 7:00 PM. Dennis Dodge was appointed as a voting member to replace those that were not in attendance.

The minutes of the January 3, 2018 meeting were reviewed. John Dunklee moved to approve the minutes as written. Karl Braconier seconded and the motion passed unanimously.

Public hearing: Donald Musial presented his plan to run a landscaping business from his home. There would be no signs posted on the property other than the signs that are on his vehicles. There would be no more than five (5) cubic yards of material that might be left over from a job. Traffic wouldn't be an issue as he would be going to customer who is interested in his services. His equipment would be stored on the property on the upper westerly side of the property.

Board discussion followed on if the requirements of the application were satisfied. Abutters were notified by certified mail, a description was attached, copy of sketch was included, the tax map, a copy of the building permit for the garage. A motion was made by Chuck Beno to accept the application as complete. It was seconded by John Dunklee, a motion was in the affirmative.

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There was much discussion on the merits of the proposal. The Zellers had some concerns on the how the change in use of the property would affect their property. The major concern was any chemicals that might be used that could seep into their well which is located on the Musial property. They have a shared driveway and were concerned about the larger vehicles that would be using that driveway.

A motion was made by Karl Braconier to accept the application with the following conditions:

- There shall be no net increase in water run-off from the property.
- No more than five (5) cubic yards of landscaping material may be stored on the property.
- Personal vehicles shall only use the lower driveway. Larger work-vehicles shall use the upper driveway.
- Equipment and all work vehicles shall be stored on the upper westerly portion of the lot.
- No more than three (3) 1½-ton trucks may be parked on the property.
- Musial will locate the Zeller well on his property to become aware of its location in order to protect the well from any impacts.

The motion was seconded by Dennis Dodge and the motion passed unanimously.

Jim Giekas the town's Compliance Officer reviewed progress he is making on the issues that were addressed at the joint meeting of the Planning Board and ZBA. The steel yard on Route 3A is moving to Route 25 in Rumney as soon as the weather permits. Letters had been sent to Gordon Matthews, Trip Schwartz, and Roger Burnham.

He had questions on camper and tiny houses that could be used on someone's property. If they are going to be lived in a building permit would need to be obtained on the property and would need to have a state approved septic system.

There is someone interested in purchasing a large property on Bear Mtn Road and if they built a house on the property if they would need a class six road or could there be just a driveway into the property. It was determined the drive way would be permitted.

The Rodgers property on Veasey Road was discussed. It appears that more than one family is occupying the house. Jim will go back when the weather is better and inspect the property again and report back to the board.

Fees were discussed. The ads that are needed for the paper cost more than what we are collecting on the Minor Site Plan. It was decided that price should be increased to \$100 to cover the cost of this expense. The \$250 fee is adequate on the Site Plan Application. Abutter fees will remain at \$5.00. Also it was decided that only one notice would be in the Newfound Landing.

With no further business to be discussed, Karl Braconier moved to adjourn and Chuck Beno seconded to adjourn at 9:17 PM. Motion passed unanimously.

Respectfully Submitted:

Carol A. Bears, Secretary