

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



**Town of Hebron**  
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**Hebron Planning Board**  
Minutes of Meeting October 3, 2018

**Planning Board Members Present:** Roger Larochelle (Chair), Karl Braconier (Member), Larry Goodman (Alternate), Ivan Quinchia (Alternate), John Dunklee (Select Board Representative), Carol Bears (Secretary).

**Members Absent:** Mitch Manseau (Member), Chuck Beno (Member),

**Others present:** James Gickas, Patricia Karlsen, Jonathan Karlsen and Regina Nadeau

**Time Convened:** 7:00 p.m.     **Time Adjourned:** 8:27 p.m.

**Next Meeting: November 7, 2018**

**Agenda:**

1. Approval of August 1, 2018 minutes
2. Letter from Attorney for Patricia Karlsen concerning Meadow Wind Site Plan.
3. Steve Whitman, AICP Resilience Planning & Design LLC proposal.
4. Administrative Matters and Announcements
5. Adjournment

Roger Larochelle, Chair opened the meeting 7:00 PM. Larry Goodman and Ivan Quinchia were appointed as voting members to take the place of the two that were unable to attend.

A review of the minutes of the August 1, 2018 was done and a motion was made by Karl Braconier to approve the minutes as presented. The motion was seconded by Ivan Quinchia and the vote was in the affirmative.

Roger discussed the letter dated September 4, 2018 that the Planning Board received from Attorney Regina Nadeau on behalf of Patricia Karlsen, the owner of property located at 2 Church Lane, concerning the Site Plan for Meadow Wind Bed and Breakfast. They are seeking a review of the Site Plan that was approved in 2004.

Roger indicated that the Planning Board didn't have the authority to enforce and this meeting was for informational purpose and no decisions would be made at this time.

Attorney Nadeau indicated that the Site Plan approved was for a 5 bedroom Bed and Breakfast with parking on site for the appropriate number of cars for this type of business. There was no mention of having weddings and other large gatherings at this site. She also indicated that there are six bedrooms located at this property. Parking for the large gatherings is located across the street at the NH Audubon site.

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Mrs. Karlsen has been in Hebron since 1964 and when the information was sent to the abutters of the Meadow Wind property she had no objections to the bed and breakfast. The weddings take away from her enjoyment of her property. The events are typically hosted on the weekend with setup and tear down time during the week.

Discussion from the members of the Planning Board was that there has not been any prior complaints on the weddings and other venues that have been held at this property. Prevailing practice is that these types of events are frequently held at Bed & Breakfast Inns. It was mentioned that other Bed & Breakfasts in the area also hold these events. It was suggested that we review other site plans that were approved locally.

Another suggestion was to get some guidance from the State of NH on this matter. We could get an independent opinion from the Town Attorney. As for the additional bedroom it was felt that there was a building permit issued for this additional bedroom around 2005.

The property is currently under contact and the feeling is the Town should not get in the middle of a Real Estate transaction.

A motion was made to conduct a public hearing on December 5, 2018 at 7:00 PM regarding whether there is has been a change of use since the Meadow Wind B & B Site Plan was approved. The motion was moved by Ivan Quinchia and seconded by Karl Braconier. John Dunklee abstained so there were four (4) who voted in the affirmative. The motion carries.

There was a proposal from Steve Whitman of Resilience Planning & Design LLC to help Hebron update its Master Plan. The expense of \$5,250 would be covered by a grant through the NLRA and would not be a cost to the town. The second part would be the outreach and engagement that would help the Planning Board reach out the residents and property owners. The estimated cost would be \$2,000 and again this would not be a cost to the town. The last part of the proposal would cost the town around \$4,310 to draft a new Land Use chapter which documents current development patterns in Hebron. It was felt there was not interest in pursuing this part. Roger will contact Steve about the timeline and the project scope.

With no further business to be discussed, Ivan Quinchia moved to adjourn and Karl Braconier seconded. Motion passed unanimously. Meeting adjourned at 8:27 p.m.

Respectfully Submitted:

Carol A. Bears, Secretary