

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 December 5, 2018

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

Others present: Phyllis Rockwell, Andrew Comendul, Jocelyn Kay, Peter Carey, Regina Nadeau, Mark Connor, Phil Taub, Julie Taub, Ed Bailey, Nicole Bailey, and Alan Barnard.

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

Next Meeting: January 2, 2018

Agenda:

1. Approval of the November 7, 2018 meeting
2. Public hearing on Meadowwind Bed & Breakfast complaint
3. Administrative Matters and Announcements
4. Adjournment

Roger Larochelle, Chair, opened the meeting at 7:00 PM. He noted that there were five voting members present.

A review of the minutes of the November 7, 2018 was done and a motion was made by Chuck Beno to approve the minutes as presented. The motion was seconded by Mitch Manseau and the vote was in the affirmative.

Roger opened the public hearing on the Meadowwind Bed & Breakfast complaint. Speaking on behalf of Patricia Karlsen was Attorney Regina Nadeau from the Law Firm of Normandin, Cheney & O'Neil, PLLC. Attorney Nadeau feels that the Site Plan review done in 2004 should be revisited as there was no mention in the Notice of Decision or the minutes of July 7, 2004 for outdoor events such as weddings and other large events. The events usually take a few days for setup and one day for cleanup. She also contended that nothing in Historic District indicates that these large gathering were allowed.

Peter Carey gave a history of the Meadowwind property purchased in October of 2000. The house was previously only used during the summer season. He spent the next three years updating the house to make it ready for a Bed & Breakfast, coming to the Planning Board in July 7, 2004 to get approval to run the operation. He indicated at the time it was mentioned that there would be weddings and other events that might come up. In 2005, he came to the Town for a building permit to add one bedroom to the ell section of the building.

Since opening, he has hosted a total of 75 weddings, with 2014 being the most active season with

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14 weddings. Average guest number is 113, with some being less than 50 guests. He made sure that all the weddings ended by 10:00 PM. Parking for these events has been at Audubon Society's Ash Cottage, in which he compensated them for the parking.

Jocelyn Kay, 5 Cross Road, said she wasn't against the weddings but felt that the Town should follow the procedures put in place. Ann Bryant sent an email to Attorney Nadeau indicating that the Town is only enjoyed once a year at the Hebron Fair and that Meadowwind was more of a commercial business and that at times the noise, traffic and duration of the events were "annoying, inconsiderate and extreme". The Planning Board had not seen this letter prior to this evening. It was addressed to attorney Nadeau and not the Town, so it was seen as a solicited comment. No other complaints other than one raised in 2008 by the Karlsens were presented. The Selectboard responded to the 2008 complaint at the time, noting that Meadowwind was a community asset and within range of normal operations.

Alan Barnard spoke that he served on Historic District Commission and was present at the July 7, 2004 meeting. He said at the time that Meadowwind mentioned hosting events, but for whatever reason that didn't get into the minutes. Alan said that when the building permit was issued in 2005, the Compliance Officer could have recommended that the Site Plan be updated.

Phil and Julie Taub, the new owners of Meadowwind, mentioned that Hebron was a special place and that they are only the sixth family to own the building since it was built. He plans to operate the business the same as the Carey's and will be respectful to residents of Hebron.

Roger indicated that the Planning Board didn't have the authority to enforce a Site Plan. This falls to the Select Board and the Code Enforcement Officer.

The members of the Planning Board discussed the options that were available: do nothing, recommend a new Site Plan, or inform the Select Board of any concerns. A motion was written:

"The Hebron Planning Board has heard the concerns raised by the Karlsens regarding the Meadowwind Bed & Breakfast Site Plan. We find the operation of the B&B to be within the range of normal and expected activities for this commercial property on the Hebron Common. We will provide copies of the complaint to the Code Enforcement Officer, Hebron Historic Commission, and Select Board and advise them to be alert of any future changes in use."

The motion was moved by Chuck Beno and seconded by Karl Braconier. John Dunklee abstained. The remaining four (4) voted in the affirmative. The motion carries.

Roger Larochelle and Chuck Beno met with Steve Whitman of Resilience Planning & Design LLC to go over the proposal to help the Town of Hebron update the Master Plan. This project will be funded by NLRA. Steve will be at our next meeting on January 2, 2018.

With no further business to be discussed, Karl Braconier moved to adjourn and Chuck Beno seconded. Motion passed unanimously. Meeting adjourned at 9:00 p.m.

Respectfully Submitted:

Carol A. Bears, Secretary