

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 September 4, 2019

Planning Board Members Present: Ivan Quinchia (Chair), Karl Braconier (Member), Roger Larochelle (Alternate), Larry Goodman (Alternate); Carol Bears (Secretary).

Absent: Mitch Manseau (Member), Patrick Moriarty (Select Board Representative), Chuck Beno (Member),

Others Present: Alan Barnard, Tom & Kim Lamb

Time Convened: 7:00 p.m. **Time Adjourned:** 8:08 p.m. **Next Meeting:** October 2, 2019

Agenda:

1. Approval of June 5, 2019 minutes
2. Approval of August 22, 2019 minutes
3. Alan Barnard – Camp Wicosuta non-binding meeting to discuss a proposed culinary building for the campers.
4. Mark Braley - Site Plan review non-binding meeting
5. Sale of Hunt Road Property – Site Plan review for a Bed & Breakfast non-binding meeting.
6. Redesign the driveway permit to include check off box that applicant received a copy of the driveway requirements.
7. Enforcement of driveway regulations including culvert requirements
8. Administrative Matters and Announcements

The meeting was called to order at 7:05 p.m. by Ivan Quinchia. Ivan appointed Larry Goodman and Roger Larochelle as members in place of Mitch and Chuck.

The minutes of the June 5, 2019 were reviewed and Larry Goodman moved to accept the minutes and Karl Braconier seconded the motion. The vote was in the affirmative with everyone voting in favor.

The minutes of the August 22, 2019 joint meeting with the Conservation Commission were reviewed. Karl Braconier moved to accept the minutes of the meeting pertaining to the Planning Board and Larry Goodman seconded the motion. The vote was in the affirmative with everyone voting in favor.

Alan Barnard presented a plan for Camp Wicosuta for a proposed culinary building for the campers. This building would be setup with workstations that would be used by the campers to learn cooking. There would be four work stations each would have cook top with oven and a small sink with open shelves. There would be one bathroom located in the building. There would be a new septic system installed to handle this addition. There is approximately 90 acres of land and this building would have a low impact on the lot coverage. Alan will be presenting the plan at the next board meeting in October and the septic plans will be done by that time.

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Tom and Kim Lamb were looking for information on what would be required for a site plan review if they purchase property on Hunt Road to host weddings and other small events with possible Air Bed & Breakfast. There are five bedrooms in the house. The property is located in Plymouth, Bridgewater and Hebron, with the majority of it in Hebron. A Site Plan would need to be filled out and presented with a diagram of the layout that would be used for parking and other information on the property. This would need to be presented to the Town of Plymouth also because of the parking that would be on the property. They have not made a final decision on purchasing this property but wanted to know if this was going to be possible before purchasing.

Mark Braley presented a Site Plan Application he was invited to the meeting to discuss what needed to be done. Mark was not present at the meeting. Because the green house is over 1,500 square feet a full Site Plan would need to be completed. The secretary will contact him and let him know so that it will be presented at the meeting in October.

Ivan Quinchia talked about the Driveway Application process and making sure that the person applying knows what is required. He presented an updated application for review. There would be a place on the application that would be checked if the individual read the regulations on driveways. The regulations covering driveways is now attached to the application to ensure that everyone knows what needs to be done.

With no further business to be discussed, Larry Goodman moved to adjourn and Karl Braconier seconded. Motion passed unanimously. The meeting adjourned at 8:08 p.m.

Respectfully Submitted:

Carol A. Bears, Secretary