

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 2, 2019

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

Absent:

Others Present: Alan Barnard, John Dunklee, Mark Braley, Nate Parks

Time Convened: 7:00 p.m. **Time Adjourned:** 8:08 p.m. **Next Meeting:** November 6, 2019

Agenda:

1. Approval of September 4, 2019 minutes
2. Application for Site Plan: Wicosuta Real Estate Co. LLC West Shore Road Tax Map#19 Lot#1 would like to construct a Cooking Studio and a septic system to service it.
3. Application for Site Plan: Mark & Ellen Braley 50 Groton Road Tax Map# 17 Lot#37 for 30' x 30' retail area for retail sale of annual & perennial plant material.
4. Redesign the driveway permit to include check off box that applicant received a copy of the driveway requirements.
5. Administrative Matters and Announcements

The meeting was called to order at 7:00 p.m. by Ivan Quinchia. Ivan appointed Larry Goodman as member for the purpose of voting.

The minutes of the September 4, 2019 were reviewed and Larry Goodman moved to accept the minutes and Mitch Manseau seconded the motion. The vote was in the affirmative with everyone voting in favor.

Alan Barnard representing Camp Wicosuta presented the as built plan for Camp Wicosuta for the construction of Bunk 24, with overflow parking and the septic approval for Bunk 24. A motion was made by Chuck Beno to approve the as built plan and was seconded by Larry Goodman. The motion passed in the affirmative with everyone voting in favor.

Alan Barnard then presented the new Site Plan for the building of a 40'x28' with a 10'x20' porch cooking studio. This building will have six (6) cooking stations for the campers and there will be three (3) councilors at one time. The building will include two bathrooms. There will be a new septic system installed that will include 2 tanks. The system is designed for up to 125 individuals a day. The building will be only in the Summer months and will be only used for the campers. The plan also includes a 10'x16' Storage Shed that will be located near the riding area.

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A motion was made to accept the application as complete by Chuck Beno and seconded by Larry Goodman. The vote was in the affirmation with everyone voting in favor. A motion was made to approve the application with no conditions by Chuck Beno and seconded by Larry Goodman. The vote was in the affirmative with everyone voting in favor.

Mark Braley presented his application for the Site Plan Application for the 30' x 30' Greenhouse for the sale of annual and perennial plant material. A motion was made to accept the application by Chuck Beno and seconded by Larry Goodman. The vote was in the affirmative.

After some discussion a motion was made by Chuck Beno to approve the application with no conditions. It was seconded by Larry Goodman and the vote was in the affirmative all voting in favor.

Alan Barnard discussed the Site Plan Application that will be coming in November for Camp Onaway in East Hebron. They are looking to install 12'x16' Rest Room area down by the lake for the campers. There is over 30 acres for the camp. They are also planning on updating their infirmary in the next couple of years. Members of the board will be at the next meeting to discuss their plans.

Peter Servo contacted Ivan about some of the property that hasn't been sold in Hebron Country Estates. He is looking to develop the property without having to build a road. Most of the property is located on Sky Line Drive which has not been build yet but is part of the subdivision that is already approved by the Town. It was felt that the subdivision should be left as is because of the people who have already purchased property.

There was some discussion about the properties that have not complied with the towns zoning ordinance on what is considered the use of the property. Jim is talking with some of the owners that need to fill out a Site Plan for change of use. Robertie's property on North Shore Road was mentioned do to all the boats and equipment that is being stored on their property.

With no further business to be discussed, Mitch Manseau moved to adjourn and Chuck Beno seconded. Motion passed unanimously. The meeting adjourned at 8:44 p.m.

Respectfully Submitted:

Carol A. Bears, Secretary