

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 4, 2019

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

Absent: Mitch Manseau (Member),

Others Present: Alan Barnard

Time Convened: 7:02 p.m. **Time Adjourned:** 8:32 p.m. **Next Meeting:** January 8, 2020

Agenda:

1. Approval of November 6, 2019 minutes
2. Application for Boundary Line Adjustment Paul E. Sughrue George Road Tax Map#7 Lot# 46-1-2 and Map#7 Lot# 46-2-2. Lot size change .390 acres or 16,983 sq. ft.
3. Non-binding informational in regard to Nogelo and Scarborough lots on Crystal Spring Road Tax Map 19A lots 22, 23 and 37.
4. Non-binding discussion with Peter Scerbo on Hebron Country Estates and his plans to develop some of the lots in the subdivision.
5. Administrative Matters and Announcements

The meeting was called to order at 7:01 p.m. by Ivan Quinchia. Ivan appointed Larry Goodman as member for the purpose of voting in the absence of Mitch Manseau.

The minutes of the November 6, 2019 were reviewed and Chuck Beno moved to accept the minutes and Larry Goodman seconded the motion. The vote was in the affirmative with everyone voting in favor.

Alan Barnard was representing Paul Sughrue and Nelson Blinn, The information on the Boundary Line Adjustment application was considered complete, included a check for the application fee and fees to notify the abutters and site plan of the changes. Notice ran in the Newfound Landing and abutters were notified by certified mail. Chuck Beno moved to accept the application as complete and Karl Braconier seconded the motion. The vote was in the affirmative with everyone voting in favor.

Alan Barnard then presented the changes that would be made to Tax Map 46-1-2 and Tax Map 46-2-2 located on George Road. The adjustment size of the lots will be .390 acres or around 16,983 sq. ft. between lots. When first presented to the Planning Board there were to be three lots in the change but then the decision was made to make it between the two lots. There is a purchase and sale agreement on one of the lots and the prospective buyer wanted to build his home

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further south on the lot so that they wouldn't be so close the existing house on another lot.

Discussion of the Cease and Desist Order issued by the Select Board on the driveway located on Tax Map 7 Lot 46.001. Three new driveway permits were issued with the following conditions:

1. Entry and exit solid stone headers are to be installed on culverts
2. Road shoulder to be brought back to its original condition and all damage to the shoulder will be repaired
3. Entry and exit on culverts are to be graded to prevent perching
4. The driveway grade to be brought up to road grade.

After much discussion a motion was made by Chuck Beno that the Boundary Line Adjustment be approved with the condition that the issuance of the building permits issued being conditional on the work being performed on the driveway permits. The motion was seconded by Karl Braconier and the vote was in the affirmative.

The next item for discussion was a possible boundary line adjustment between three lots located on Crystal Springs Road. The lots are owned by family and they are looking to increase Tax Map 19A Lot 23 which is 1 acre and Lot 22 which is 1.5 acre and Lot 37 which is 8 acres. These lots are owned by the Nogelo family and they are looking to reconfigure the lots with a common beach front all three lots. This will be done with authorization with all the owners and right now looking to see if it's feasible to do.

The next item on the agenda was to be a non-binding discussion with Peter Scerbo for properties located in Hebron Country Estates. This was tabled as there are some unsettled issues with the Attorney General's Office.

With no further business to be discussed, Karl Braconier moved to adjourn and Patrick Moriarty seconded. Motion passed unanimously. The meeting adjourned at 8:32 p.m.

Respectfully Submitted:

Carol A. Bears, Secretary