

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
January 8, 2020

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: Tommy Greenwell, Michael Emmons, Peter Scerbo, Chris Graham, Alexa Cornachini

Time Convened: 7:01 p.m. **Time Adjourned:** 9:04 p.m. **Next Meeting:** February 5, 2020

Agenda:

1. Approval of December 4, 2019 minutes
2. Application for Minor Site Plan: Holt-Elwell Memorial Foundation would like to add 360 square feet addition to one of the dorms. This dorm is for the older campers and would give them more space.
3. Non-binding informational discussion with Chris Graham on a potential subdivision of land and use of private driveway.
4. Non-binding informational discussion with Peter Scerbo on Hebron Country Estates and his plan 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 December 4, 2019 were reviewed and Karl Braconier moved to accept the minutes and Chuck Beno seconded the motion. The vote was in the affirmative with everyone voting in favor.

Tommy Greenwell was representing Holt-Elwell Memorial Foundation for the addition of 360 sq. ft. addition to one of the dorms that house the older campers. This building used to be the sugar shack and the intent is to build the addition as to preserve the appearance that already exists for the building. The campground is on the National Registry of Historic Places and they have approval to go ahead with this project.

The application was reviewed for completeness, notice was in the Newfound Landing for the meeting and the abutters identified were notified by certified mail. Chuck Beno moved to accept the application for completeness and Larry Goodman seconded the motion. The vote was in the affirmative.

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After some discussion Chuck Beno moved to accept the addition of 360 sq. ft. to one the dorms, this was seconded by Larry Goodman and the vote was in the affirmative.

Next on the agenda were Chris Graham and Alexa Cornachini for a non-binding informational meeting to discuss a potential sub-division on the property at 3 Bear Mountain Road. Several options were discussed with what could be done with this property.

Next was a non-binding informational discussion with Peter Scerbo and Mike Emmons on Hebron Country Estates and his plan to purchase and develop several of the lots in the sub-division. Many options were discussed.

With no further business to be discussed, Karl Braconier moved to adjourn and Chuck Beno seconded. Motion passed unanimously. The meeting adjourned at 9:04 p.m.

Respectfully Submitted:

Carol A. Bears, Secretary