

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
March 4, 2020

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

Absent: Larry Goodman (Member);

Others Present: Bill Luti

Time Convened: 7:07 p.m. **Time Adjourned:** 8:45 p.m. **Next Meeting:** April 1, 2020

Agenda:

1. Approval of February 5, 2020 minutes
2. Hebron Country Estate Peter Scerbo three voluntary lot mergers.
3. Discussion to update the Master Plan Vision Statement
4. Discussion on the feasibility of establishing a Lake Overlay District
5. Administrative Matters and Announcements

The meeting was called to order at 7:07 p.m. by Ivan Quinchia. Ivan appointed Roger Larochelle as member for the purpose of voting in the absence of Larry Goodman.

The minutes of the February 5, 2020 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.

The item of business was the three applications for voluntary lot mergers for Peter Scerbo from HCENH, LLC who recently purchased thirteen of the units in Hebron Country Estates from Highway 101 CA Property Associates, LLC. The first application was to merge Map# 18 30 Unit#11 and Map#18 30 Unit #23. The second application was to merge Map# 18 30 Unit#17; Map#18 30 Unit#18; and Map#18 30 Unit#19. The third application was to merge Map#18 30 Unit#20 and Map#18 30 Unit#21.

After some discussion and the review of additional information provided by condo owners of Hebron Country Estates, the Planning Board came to the conclusion that we could not rule on these requests for merger until we consulted with the town's legal counsel.

Because of the time no further business was discussed, Karl Braconier moved to adjourn and Chuck Beno seconded. Motion passed unanimously. The meeting adjourned at 8:45 p.m.

Respectfully Submitted:

Carol A. Bears, Secretary