

These minutes may be amended at a future hearing. Any changes will be included in the minutes of that meeting.



Town of Hebron
PO Box 188
Hebron, NH 03241
Phone: 603-744-2631
clerk@hebronnh.org

Hebron Planning Board
Minutes of Meeting
April 1, 2020

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

Absent:

Others Present by phone: Peter Scerbo; Bill Luti; Maureen & Carl Thompson; John McCormack; Bud Crane

Time Convened: 7:15 p.m. **Time Adjourned:** 7:54 p.m. **Next Meeting:** TBD

Agenda:

1. Approval of March 4, 2020 minutes
2. Hebron Country Estate Peter Scerbo three voluntary lot mergers.

The meeting was called to order at 7:15 p.m. by Ivan Quinchia. Ivan appointed Roger Larochelle as member for the purpose of voting as Larry Goodman abstained from voting.

The minutes of the March 4, 2020 were reviewed. The first correction noted that Peter Scerbo purchased 13 units in the Hebron Country Estates not 11. This was verified by the Secretary. The next discussion was concerning the use of Lot opposed to Units which much discussion ensued. A motion was made by Chuck Beno and seconded by Roger Larochelle to accept the minutes with the following changes: The units purchased changed to 13 and the term Lots would be changed to Units. A vote by roll call Chuck Beno voted yes; Roger Larochelle voted yes; Patrick Moriarty voted yes; and Ivan Quinchia voted yes. Karl Braconier call got dropped. The vote was in the affirmative.

John McCormack attorney for owners Larry & Deborah Goodman, Bill Luti, Tom & Dianne Tessier, Carl & Maureen Thompson and Bud Crane, discussed the memo that was sent to the Town's attorney Keriann Roman. The interpretation being that more than one unit in a condominium, that is in common ownership, can't be merged into a larger unit without changing the declaration of condominium and consequently an approval by vote by all condominium owners.

Ivan Quinchia talked about the response from the town attorneys upon discussion after the last meeting of the Planning Board, that the Planning really had no choice but to grant the merger requests.

After much discussion and since the Town's attorney didn't have a chance to respond to the memo from Mr. McCormack a motion was made by Chuck Beno and seconded by Roger

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Larochelle to adjourn the meeting until the Town had a response back from its attorney and to have a better means of conducting the meeting than by phone. The vote by roll call Chuck Beno voted yes, Roger Larochelle voted yes, Ivan Quinchia voted yes, and Patrick Moriarty voted yes. The vote was in the affirmative and the meeting ended at 7:54 PM.

Respectfully Submitted:

Carol A. Bears, Secretary