

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  
May 4, 2022

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

**Absent:** John Sheehan; (Alternate);

**Others Present:** Alan Barnard, Richard James, Bill Luti, and Pete Scerbo

**Time Convened:** 7:01 p.m.    **Time Adjourned:** 8:48 p.m.    **Next Meeting:** June 1, 2022

**Agenda:**

1. Approval of the minutes of April 6, 2022 meeting
2. Peter Scerbo – Discuss release of Unit 24 Hebron Country Estate and transfer to another phase.
3. Administrative Matters and Announcements

Ivan Quinchia, Chairman called the meeting to order at 7:01 PM.

The minutes of the April 6, 2022 meeting were reviewed. There were several changes in the minutes. The secretary made all the necessary notes in order to change the minutes of the meeting. Chuck Beno moved to accept the minutes with all the changes noted. The motion was seconded by Larry Goodman and the motion passed. Patrick Moriarty abstained from the vote as he did not participate in the meeting.

Peter Scerbo since his last visit to the Planning Board HCENH LLC has filed with the Attorney General Department of Justice of New Hampshire and has been approved as a declarant for units 1,2,8,10,19,24 and 26 of Hebron Country Estates, a condominium.

Peter Scerbo of HCENH LLC and Alan Barnard were in for an informational session for Unit 24 of the Hebron Country Estates. Peter would like to move unit #24 from Phase IIIB to Phase IIIA of the Hebron Country Estates. In proposing this change to the existing site plan, which was previously approved by the town and all HCE unit owners, it would allow Peter's company to sell unit #24. Peter proposed a new point of access for unit 24 indicating that he had investigated completing the Skyline Drive Road loop as originally planned, but that it was too costly.

At the point the existing Skyline Drive payment ends, units 12 and 22 were given a deeded easement, in 2009 stating that unless and until Skyline Drive Road loop was completed, the right

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of way for Phase B Skyline Drive Road loop would become a shared driveway for their exclusive use. Peter proposed extending Skyline Drive along a portion of the unit 12 and 22 deeded driveway easement and constructing a road built to town standards. A site plan review will be submitted for any changes that might need to be made.

Bill Luti spoke as an Officer of Hebron Country Estates that all the unit owners would need to approve any changes by the Planning Board. They would need to consent to any site plan changes. The owners of units 12 & 22 would need to be brought into any discussion.

Alan Barnard gave the board a heads up that he would be bring in an as built for the Ledges for the new construction that has been completed at the June meeting.

A motion was made by Chuck Beno to adjourn the meeting seconded by Larry Goodman and the vote was in the affirmative. The meeting ended at 8:48 PM.

Respectfully Submitted:

Carol A. Bears, Secretary