

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  
[taxcol@hebronnh.gov](mailto:taxcol@hebronnh.gov)

**Hebron Planning Board**  
Minutes of Meeting  
February 1, 2023

**Planning Board Members Present:** Ivan Quinchia (Chair); Chuck Beno (Vice Chair) Larry Goodman (Member); Karl Braconier (Member); John Sheehan; (Alternate); John Hilson (Alternate); Carol Bears (Secretary);

**Absent:** Roger Larochelle (Alternate), Patrick Moriarty (Select Board Representative),

**Others Present:** Michelle Matthews, Fiona Moran, Michael Moran, Joan Basile, Justin Dockswell, Tommy Greenwell, Alan Barnard and Trip Swartz

**Time Convened:** 7:02 p.m. **Time Adjourned:** 8:31 p.m. **Next Meeting:** February 1, 2023

**Agenda:**

1. Approval of the minutes of January 4, 2023 meeting
2. Application for Land Subdivision Approval for Von Bulow Corp Tax Map 17 Lot 13 sub-division located at 61 West Shore Road. To divide the lot into two for the purpose of building a new home on the second lot.
3. Application for Land Subdivision Approval for William Greenwell located at 255 North Shore Road Tax Map 7 Lot#46-3 sub-division of property. To make three lots out of a 22 acre parcel.
4. Informational Wicosuta Camp Tax Map 19 Lot 01 Proposed Director's Cabin
5. Administrative Matters and Announcements

Ivan Quinchia called the meeting to order at 7:02 PM.

The minutes of the January 4, 2023 meeting were reviewed. Karl Braconier commented that the changes to the zoning regulations should have parentheses on the new items for easier reading. Larry Goodman moved to accept the minutes with the parentheses. Chuck Beno seconded the motion and the vote was in the affirmative with everyone voting in favor.

Alan Barnard and Justin Dockswell presented a non-binding site plan for Wicosuta Camp located on West Shore Road Tax Map #19 Lot#1. The camp would like to build a Directors Cabin 26'x40' approximately in size on the back corner of the property. There will be gravel driveway to the cabin and a new septic system would be installed. The water would come off the existing water system. This project start after the camp closes for the summer. They will be in later with the Minor Site Plan within the next couple of months.

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**Application for Sub-Division Approval – Von Bulow Corp:**

Ivan Quinchia asked if the application was complete. Carol Bears indicated that it complete, all the abutters were notified, it was posted in the paper, on the Website, at the Town Office and the Post Office. All fees have been paid. A motion was made by Larry Goodman to accept the application as complete seconded by Karl Braconier and the vote was in the affirmative.

Alan Barnard representing The Von Bulow Corp presented The Application for Sub-division approval. The driveway application from the State has been approved but hasn't been signed yet. A portion of the property is in the Historic District both lots would have the 2 acre minimum for the house lot with the rest of the acre declared unusable. This property is located at 61 West Shore Road Tax Map# 17 Lot# 13. The lot is 11.9 acres, when divided lot 1 would 6.12 acres and lot 2 would be 5.78 acres. Asked if the lot markers and posts were in, Alan indicated that they are not at this time but would be soon.

A motion was made by Chuck Beno to approve the Application for Sub-division as submitted with the conditions that we receive the Driveway Permit from the State of NH and the setting of the property markers and pins. The motion was seconded by Larry Goodman and the vote was in the affirmative.

**Application for Sub-Division Approval – William & Sharon Greenwell:**

Ivan Quinchia asked if the application was complete. Carol Bears indicated that it complete, all the abutters were notified, it was posted in the paper, on the Website, at the Town Office and the Post Office. All fees have been paid. A motion was made by Larry Goodman to accept the application as complete seconded by Karl Braconier and the vote was in the affirmative

Alan Barnard presented the Application for Sub-division for William & Sharon Greenwell. Mr. & Mrs. Greenwell would like to sub-divide their 22.6 acres lot into 3 lots. One lot would be 4 acres, one lot would be 11.63 acres and the last lot would be 6.5 acres. There is a State of NH approved driveway permit and the driveway has been completed to the lots. Chuck Beno was concerned about the three lots on one driveway, which is contrary to our Sub Division Regulations. The beginning of the drive is going to be paved for 275' long and 20' wide. After much discussion it was decided that a waiver was needed for the third driveway. Alan is going to work on a waiver. The application will be continued to the March 1, 2023 meeting at 7:00PM.

The new Flood maps have been updated and we have update our Flood Plain Regulations to be voted on at the May Town Meeting. It was decided that the Planning Board would have a work session on February 22, 2023 at 7:00 PM to work on the new information for the Zoning Regulations.

With no further business Larry Goodman moved to adjourn the meeting seconded by Karl Braconier and the vote was in the affirmative. 8:37 PM.

Respectfully Submitted:

Carol A. Bears, Secretary