

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

Hebron Planning Board
Minutes of Meeting
March 1, 2023

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

Absent: Roger Laroche (Alternate), Patrick Moriarty (Select Board Representative).

Others Present: Tommy Greenwell, Alan Barnard, Trip Swartz, Roger & Carol LaFontaine and Jamie Moulton, Town of Hebron Fire Chief

Time Convened: 7:02 p.m. **Time Adjourned:** 8:56 p.m. **Next Meeting:** April 5, 2023

Agenda:

1. Approval of the minutes of February 1, 2023 meeting and February 22, 2022 Meeting
2. Continuation of the 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.
3. Minor Site Plan Review: Holt-Elwell Memorial Foundation, Route 3A (Map#7 Lot#29) to construct a small 16'x20' cottage to be used as a living quarter for the counselors. The cabin would have electricity but no plumbing to the building. This will replace the housing for the counselors that lived in tents on the property.
4. Administrative Matters and Announcements.

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

The minutes of the February 1, 2023 meeting were reviewed. Karl Braconier moved to approve the minutes as presented. John Sheehan seconded the motion and the vote was in the affirmative with everyone voting in favor. The minutes of the February 22, 2023 were reviewed and Chuck Beno moved to approve the minutes and John Sheehan seconded the motion. The vote was in the affirmative with everyone voting in favor.

Application for Minor Site Plan – Holt-Elwell Memorial Foundation

Alan Barnard presented the Minor Site Plan for Camp Mowglis.

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 Chuck Beno and the vote was in the affirmative.

The purpose of the minor site plan review was to add a 16'X20' staff cabin. This cabin will house four counselors and will only have electricity and no plumbing. The cabin will be a post

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

& beam kit to match the existing buildings on the property. The counselors are currently using tents for the time they are at the Camp.

A motion was made by Chuck Beno and seconded by Larry Goodman to approve the application as presented. The vote was in the affirmative.

Hearing continuation for the Application for Sub-Division Approval – William & Sharon Greenwell:

The driveway has been updated to allow for the paving and a 40 foot flare going on to North Shore Road. Jamie Moulton the Town of Hebron Fire Chief was concerned about vehicles going in and out of the private road onto North Shore Road. The three properties using the private road need to make sure that emergency vehicles will be able to get in and out of their driveways. Currently the only house is on Lot 3-4B and they will have a circular driveway accessing their lot.

The Fire Chief had concerns that when the two properties are sold and they apply for a building permit that the radius into the driveways will not have 35' radius. Alan indicated that a stipulation could be added to the sub-division when it is filed with State. There was a discussion that the private road would be call Paradise Ledge Road but was not confirmed.

A motion was made by Chuck Beno to approve the Application for Minor Land Subdivision Approval to sub divide the lot into three lots, Lot 3-4A 5.008 acre, Lot 3-4B 10.379 acre and 3-4C 7.003 acre subject to the following conditions:

- (1) 35' fillet curves for the private road and existing connection driveway to Lot 3-4A and Lot 3-4B.
- (2) Note will be added to Lot 3-4A and Lot 3-4C that the Fire Department will review the driveway on the building permit.
- (3) A note will be added to Lot 3-4A, Lot 3-4B and Lot 3-4C that an association will be formed for the maintenance of the private road.

The motion was seconded by John Sheehan. The vote was in the affirmative with everyone voting in favor.

Alan Barnard presented a document for a waiver in accordance with the Hebron Subdivision Regulations Section XII Administrative and Enforcement. This waiver would allow for the three driveways off one in the sub-division. Current regulations only allow for two driveways off one. A motion was made by John Sheehan to accept the Waiver Request in accordance with the Hebron Sub-division Regulations as submitted with the condition that it be added to the Sub-Division Plan. The motion was seconded by Chuck Beno and the vote was in the affirmative with everyone voting in favor.

With no further business John Sheehan moved to adjourn the meeting seconded by Chuck Beno and the vote was in the affirmative. 8:56 PM.

Respectfully Submitted: Carol A. Bears Secretary