

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 3, 2023

Planning Board Members Present: Ivan Quinchia (Chair); Chuck Beno (Vice Chair); John Sheehan (Member); Karl Braconier (Alternate); Patrick Moriarty (Select Board Representative), John Hilson (Alternate); Carol Bears. (Secretary);

Absent: Roger Larochelle (Alternate), Larry Goodman (Member);

Others Present: Chris Giguere, Rich James, Alan Barnard, Cindy Newton, Chris & Diane Roumeliotis

Time Convened: 7:01 p.m. **Time Adjourned:** 8:07 p.m. **Next Meeting:** June 7, 2023

Agenda:

1. Approval of the minutes of the April 5, 2023 meeting
2. Application for Minor Site Plan Review: Bears Family Revocable Trust located at 284 Hobart Hill Road (Tax Map#18 Lot#30 HH02) would like to build a three bay garage to house the business equipment for CMG Property Landscaping & Maintenance LLC. This building will be 50' x 23'.
3. Alan Barnard: As built for Scott Silver for Hebron Country Estates
4. Administrative Matters and Announcements

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

The minutes of the April 5, 2023 meeting were reviewed. Chuck Beno made a motion to approve the minutes of the April 5, 2023 meeting. The motion was seconded by John Sheehan and the vote was in the affirmative with everyone voting in favor.

Next on the agenda was the hearing for the Application for Minor Site Plan for Bears Family Revocable Trust located at 284 Hobart Hill Road (Tax Map #18 Lot#30 HH02). The purpose of the application is for the construction of a 50'X 23' three bay garage to house the trucks and equipment for CMG Property Landscaping & Maintenance LLC. One of the bays would house the sand used for roads and driveways for his customers.

Concerns from the neighbors were if there would storage of landscaping materials, trucks going up and down Hobart Hill Road. Chris Giguere explained that all his jobs are off site and when he is working at the house it is taking care of his property. He currently has three trucks one is a regular pickup. He does plan on getting an excavator as he is renting one right now for the jobs that require it.

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At this point Ivan asked if the application was complete. Carol indicated that it was and abutters had been notified and notices posted in the paper, website and the Post Office. Chuck Beno made a motion to accept the application as complete and was seconded by John Sheehan. The vote was in the affirmative.

A motion was made by Chuck Beno to approve the application as presented for the three-bay garage. The motion was seconded by John Sheehan and the vote was in the affirmative.

Alan Barnard presented an As Built for Scott Silver in Hebron Country Estates. This plan shows that the house built follows all the requirements of the Phase III of Hebron Country Estates as approved by the Planning Board meeting on February 21, 2005.

The Zoning Board received an application for an administrative decision concerning a driveway on Pike Hill Road. The Planning Board Chair and the Road Agent handle the driveway and they will be in touch with the owner.

John Hilson as a new member of the Board and spending some of his time away from Hebron expressed his concern about not having the material ahead of time so that it can be reviewed before the meeting. Rich James indicated that he working on getting the Goto Meeting working properly and when that happens files can show on the screen so that everyone can see the plans and documents.

With no further business Chuck Beno made a motion to adjourn the meeting. This was seconded by John Sheehan and the vote was in the affirmative. The meeting closed at 8:07 PM.

Respectfully Submitted:

Carol A. Bears Secretary