

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



**Town of Hebron**  
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**Hebron Planning Board**  
Minutes of Meeting  
June 7, 2023

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

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

**Others Present:** Rich James, David Cialdea, Jonathan Van Scoter, Stacey & David Darlington, Alan Barnard, Paul O'Connor, Suzanne Smith, Martha Twombly

**Time Convened:** 7:00 p.m.    **Time Adjourned:** 8:21 p.m.    **Next Meeting:** TBD

**Agenda:**

1. Approval of the minutes of the May 3, 2023 meeting
2. Application for Minor Site Plan Review: Wicosuta Real Estate Co. LLC located on West Shore Road, Hebron NH (Tax Map#19 Lot#1) would like to construct a 26'x40' Director's Cabin and septic system on the northeasterly side of the property along with a new proposed drive and a small single lane bridge to cross a brook.
3. Discuss the two amendments to the Zoning Regulations that got turned down at the Town Meeting
4. Administrative Matters and Announcement

Ivan Quinchia called the meeting to order at 7:00 PM.

The minutes of the May 3, 2023 meeting were reviewed. Larry Goodman had two minor changes for grammar. Chuck Beno made a motion to approve the minutes of the May 3, 2023 meeting with the two minor changes. The motion was seconded by Patrick Moriarty and the vote was in the affirmative with everyone voting in favor.

The Application for a Minor Site Plan Review for Camp Wicosuta Real Estate Co. LLC was reviewed for completeness, with notices sent to the abutters, and notices were posted in the Newfound Landing, the town website, in the lobby of the Town Offices and the Post Office. Chuck Beno moved to accept the application as complete and the motion was seconded by Patrick Moriarty. The vote was in the affirmative.

Alan Barnard presented the As Built for Camp Wicosuta's edition on the Gym Building for the town records. He presented the site plan for the new Director's Cabin which will be 26'x40' and the design will match the existing buildings on the property. This will be located on the

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northeasterly side of the property. There will be a new two bedroom septic system installed and has been approved by the State. A new gravel driveway will be added to get to the cabin. There will be a bridge over a small brook located on the property/ This brook usually has water running in the spring and usually dries up as the summer progresses.

A motion was made by Chuck Beno and seconded by Patrick Moriarty to approve the application as presented. The motion passed with everyone voting in favor.

David Cialdea presented his application for a driveway permit. He wanted to change the access from Pike Hill Road to Wade Road as the incline out of his property is very steep and he went off the driveway this winter. The grade on to Wade would be under 15% and would have a ditch on both sides of the driveway. The culverts would need to be cleaned up and a basin on each side of the driveway on to Wade Road. Because Wade Road is a class six a Waiver of Liability would need to be filled out and filed with Grafton County Registry of Deeds.

There was discussion on the two warrant amendments that got turned down during the Town Meeting. Amendment number two had to do with the FEMA Flood changes that are being purposed. This is very important to have as there are a few properties in Hebron that are affected by flooding.

The Board will be doing the informational meeting required to change any of the regulations and made sure that the property owners understand the changes that will be made. The Board will look into the State buffers and will be addressed.

With no further business Chuck Beno made a motion to adjourn the meeting. This was seconded by Patrick Moriarty and the vote was in the affirmative. The meeting closed at 8:21 PM.

Respectfully Submitted:

Carol A. Bears Secretary