

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
August 2, 2023

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

Absent:

Others Present: Stacey & David Darlington, Alan Barnard, Suzanne Smith, Martha Twombly, Rebecca Hanson; Zak Bronhinsky

Time Convened: 7:00 p.m. **Time Adjourned:** 8:54 p.m. **Next Meeting:** September 6, 2023

Agenda:

1. Approval of the minutes of the June 7, 2023 meeting
2. Discuss increasing the Certified Mailing Fees. The actual postage is now \$5.01
3. Newfound Lakes Association would like to discuss plans for Grey Rocks
4. Alan Barnard – Preliminary discussion on a sub-division for Lee Harlan & Octavia Mogil 385 North Shore Road Map#8 Lot#8 SubLot#06 to sub-divide their 15-acre lot into 3 lots.
5. Discuss removal of the right of way through Jaques/Matthews lot on George Road.
6. Discuss the two amendments to the Zoning Regulations that got turned down at the Town Meeting.
7. Administrative Matters and Announcements

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

The minutes of the June 7, 2023 meeting were reviewed. John Hilson found one minor change on page two. Larry Goodman made a motion to approve the minutes with minor change. Chuck Beno seconded the motion and the vote was in the affirmative.

Alan Barnard presented for discussion only the removal of the right of way through the Jaques/Matthew property on George Road. The original purpose of the right of way was for the relocation of George Road to make the access onto North Shore Road less risky than it now is. They will be asking for a boundary line adjustment to remove the right of way and the abutter has waived liability and isn't interested. The Selectboard is holding an open meeting on Thursday August 3, 2023 to decide on this.

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Alan Barnard presented preliminary sub-division for Lee Harlan & Octavia Mogil at 385 North Shore Road (Map#8 Lot#8 Sub Lot#06). This is a 15-acre parcel that they would like to make into three lots. Lot #1 would be 4 acres of which 2.51 acres would be countable for a building lot. This lot contains a dwelling. Lot #2 is a 5-acre piece that would have 3.24 of countable use for building. Lot#3 would be a six-acre parcel of which 2.71 acres would be countable for a building. There was some discussion of a possible request for a site visit by the Planning Board members.

Rebecca Hanson from Newfound Lakes Association was looking for feedback on the Association building an office on the Grey Rocks property. They would need a site plan review, shoreland permits would be needed. There is a deed restriction of 2500 sq ft., the proposed building would be 2,265 sq ft. The plan presented showed the parking on the property line and it was pointed out a setback would be needed for the parking area.

Rebecca Hanson talked about how the Newfound Lakes Association can help Hebron with identifying stream crossings. Currently there are 28 stream crossing in Hebron. They also can help with the protection of the water shed plan. They can also help with Hazard Mitigation.

The warrant article changes that were voted down at Town Meeting were talked about. They talked about leaving the buffers the same. Conservation plans on making some changes that will help the warrant to get passed. The warrant article number #2 had to do with flood insurance being offered to the people of Hebron. Currently there are 10 individuals that have flood insurance that would be affected.

The last item addressed was the rising cost of certified mail that has now exceeded the \$5.00 fee to the abutters. Alan Barnard indicated that instead of using certified mail we could have the post office verify the mailing of each envelope. The ZBA is raising their fee to \$10.00. Larry Goodman moved to change the fee to \$10.00 matching the ZBA. The motion was seconded by Chuck Beno and the vote was in the affirmative.

With no further business Chuck Beno made a motion to adjourn the meeting. This was seconded by Larry Goodman and the vote was in the affirmative. The meeting closed at 8:54 PM.

Respectfully Submitted:

Carol A. Bears Secretary