

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  
September 6, 2023

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

**Absent:** Larry Goodman (Member); Patrick Moriarty (Select Board Representative).

**Others Present:** Alan Barnard, Chris Laux, Michelle Matthews, Octavia Mogil, Gabrelle Mogil

**Time Convened:** 7:00 p.m.    **Time Adjourned:** 8:12 p.m.    **Next Meeting:** October 4, 2023

**Agenda:**

1. Approval of the minutes of the August 2, 2023 meeting
2. Informational for Old School LLC located at 33 North Mayhew Tpk (Map#02 Lot #14A) would like to convert the East Hebron schoolhouse into an AirBNB
3. Boundary Line Adjustment for Michelle J. Matthews and Jon S. Jaques, 8 George Road, Hebron, NH 03241 (Tax Map#7 Lot#46 SubLot#4B and Tax Map#7 Lot#46 SubLot#4B1)
4. Discuss the two amendments to the Zoning Regulations that got turned down at the Town Meeting.
5. Administrative Matters and Announcements

Ivan Quinchia called the meeting to order at 7:00 PM. Ivan Quinchia elevated John Hilson and Karl Braconier to members for the purpose of voting.

The minutes of the August 2, 2023 meeting were reviewed. A motion was made by John Hilson to approve the minutes as presented. Chuck Beno seconded the motion and the vote was in the affirmative.

Chris Laux presented for informational purposes that he would like to convert the Old School LLC located at 33 North Mayhew Tpk (Map# 02 Lot# 14A) to an AirBNB. There would be no change in the size of the building. He wanted to plant some bushes in front along the road to cut down on the noise and has contacted the State of NH Department of Transportation to make sure that he has the room to do so. There would be a new sign indicating the change but would be the same size as it is currently.

Alan Barnard presented the Application for Boundary Line Adjustment for Michelle Matthews located on 8 George Road (Map#7 Lot#46-4B and Map#7 lot#46-4B1) to remove the right of

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

way. The parcel to be removed is 0.122 acre (5295 sq.ft.) from 7-46-4B to 7-46-4B1. This was for a 50 ft. right of way for the possible relocation of George Road, which has never happened.

Chuck Beno made a motion to apply the Boundary Line Adjustment. The motion was seconded by John Hilson. The vote was in the affirmative with everyone voting in favor.

There was some discussion on Amendment #1 to the Zoning Regulations that did not pass at the Town Meeting in May. It was determined that the buffers should remain the same as the current regulations. Conservation is supposed to meet to look at the regulation to see if any changes should be made. The discussion on Amendment #2 had to do with the FEMA and the information needed to be addressed so that the people that currently have flood insurance can still get insurance through FEMA.

Ivan Quinchia indicated that the regulations needed to be addressed indicating the difference between people that have an RV stored on their property verses an RV on the property is being used to live in. There is a trailer currently being stored in the lake district but is not being used. The rules currently address the time frame an RV can be used in the lake district, but not being stored. The thought was to check through the RSA's to see how it is addressed. Possibly look at other town's regulations also to see how it's addressed.

Short term rentals were also discussed as several people rent their houses out during the summer season on a short-term basis. It was suggested also checking how other lake towns address this in their regulations.

With no further business Karl Braconier made a motion to adjourn the meeting. This was seconded by Chuck Beno and the vote was in the affirmative. The meeting closed at 8:12 PM.

Respectfully Submitted:

Carol A. Bears Secretary