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Minutes of Public Hearing by Video Conferencing

Members Present: Douglas McQuilkin (Chair), Curtis Mooney (Vice Chair); Alison York (Member); Derry Riddle (Member); Roger LaFontaine (Member) and Carol Bears (Clerk)

Others Attending: Paul Hazelton, John & Ellen Giller, Don Musial, John & Suzanne Sheehan, Allen Barnard

Next Meeting: TBD

1. Meeting to be opened by a Select Board Member for the purpose of choosing a Chairman
2. Discuss and approve the minutes of previous meetings and other administrative matters
3. Hear the application for a Special Exception under Article IV, Section X of the Hebron Zoning Ordinance by John and Ellen Rousseau-Giller located on Hobart Hill Road; Map 18 Lot# 19-1 for construction of a two bedroom house with a garage with an accessory apartment over the garage. (Case No. 285)
4. Any other business that may come before the Board

Paul Hazelton, Select Board Representative called the meeting to order at 7:01 PM for the purpose of electing a Chairman. Roger LaFontaine made a motion for Douglas McQuilkin to be Chairman, seconded by Alison York. The motion passed with everyone voting in favor. Douglas McQuilkin took over the meeting asking for a motion for a Vice Chairman. Derry Riddle made a motion for Curtis Mooney to be Vice Chair, seconded by Roger LaFontaine the vote was in the affirmative with everyone voting in favor.

The minutes for the last meeting of January 12, 2021 were reviewed. Derry Riddle pointed out that there were a couple of grammatical errors. Curtis Mooney moved to accept the minutes with the changes, seconded by Derry Riddle. The motion passed unanimously. Derry Riddle mentioned the passing of Phil Kriss and that he would be missed. Everyone agreed.

Hearing:

Case #285

The applicants requested a special exception to build a two bedroom house with an attached garage that would include a one bedroom apartment over the garage. This apartment would require a special exception under Article IV, Section X Accessory Dwelling. The property is located on Hobart Hill Road, Tax Map 18 Lot#19-1.

Mr. McQuilkin explained the four criteria that are reviewed during the review of the application and documents that are attached.

John Giller indicated that the garage would be attached to an enclosed mud room that would also be attached to the house, which would meet the requirement of Article IV, Section X which states the ADU must be attached and not a separate unit. There would be access to the one bedroom apartment through the garage and also to the right of side of the driveway. This would meet the town's fire code for being able to exit the building safely.

The Board thoroughly reviewed the four special exception criteria and unanimously concurred that all were fully satisfied. The Board found that the special exception was not contrary to public interest as all abutters were properly notified of the hearing and those responded were in favor of granting the variance. The Board also believes the spirit of the Special Exception is observed since the apartment will provide a rental opportunity in Hebron. There would not be an off street parking issue as there will be parking for a tenant. The Board felt that the surrounding property values not be negatively impacted.

A motion was made by Roger LaFontaine to accept the application as submitted per the application for the ADU. The motion was seconded by Curtis Mooney. The vote was in the affirmative with everyone voting in favor of the special exception.

Mr. McQuilkin reminded the applicants that anyone could challenge the ruling within 30 days of the Notice of Decision.

Other Business:

Doug indicated that after losing two members of the board that we would need to look for alternate members. A few suggestions were Mark Coulson; David Hardy; and Suzanne Smith.

Adjournment:

There being no other business, Derry Riddle made a motion, seconded by Curtis Mooney, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Carol Bears, Clerk