

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

MINUTES OF 03/01/17



Town of Hebron
PO Box 188
Hebron, NH 03241
Phone: 603-744-2631
clerk@hebronnh.org

Hebron Planning Board
Minutes of Meeting March 1, 2017

Planning Board Members Present: Roger Larochelle (Chair), Karl Braconier (Member), Chuck Beno (Member) Ivan Quinchia (Alternate), Mitch Manseau (Member), John Dunklee (Select Board Representative), Carol Bears (Secretary).

Members Excused:

Members Absent: Arthur Cummings (Alternate)

From the Public: Cindy Newton

Time Convened: 7:00 p.m. **Time Adjourned:** 8:36 p.m.

Next Meeting: April 5, 2017

Agenda:

Approval of February 1, 2017 minutes

Minor Site Plan Review: Cindy Newton's application for use of agricultural barn for occasional weddings. Hebron Tax Map 18, Lot 30-HH01, Hobart Hill Road.

Site Plan application and fees

Administrative Matters and Announcements

Chair Roger Larochelle called the meeting to order at 7:00 p.m.

Mitch Manseau moved to approve the February 1, 2017 minutes with no changes, seconded by Karl Braconier. Motion passed unanimously.

Cindy Newton spoke to her Minor Site Plan Application. She has had individuals interested in having rustic weddings in her barn. Where the Newton's have a working farm with horses, she thought this was a way to supplement the income of the farm.

Her plan would be to limit the size of the venue to 100 to 120 guests. The party would not go beyond 10:00 PM with cleanup done by 11:00 PM. Parking would be on the property itself as there is a large field that could be used to park cars. There is also some parking along the road where cars can park that would be off payment. They would bring in toilets for these events as there is no running water or facilities in the barn.

She has talked with the Fire Department and there is more than one egress to the barn. There would be no smoking in the barn. She plans to have in the contract that wedding insurance must be provided by the couple getting married.

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The Town requires a Gathering Permit required for events over 50 people. It was also mentioned that the Town has a parking policy in that you can't park on the pavement.

Chuck Beno made a motion to approve the application as complete and Karl Braconier seconded the motion. The motion passed unanimously.

Details of the proposal:

- Off payment parking
- Curfew guests until 10:00 P M Cleanup until 11:00 PM
- No overnight guests
- No more than 15 gatherings of 50 to 120 people per year with no more than three events during a calendar month.
- Ceiling on the number of people at one event at 120 per event.
- Toilets

It was recommended that Cindy provide a site plan of her property that will show where the toilets will be located, where the cars will be parked and if there will be any signage on the property.

Chuck Beno made a motion to conditionally approve the Minor Site Plan Application to include all the information listed above with a drawing of the site plan indicating where the parking and toilets will be located. Mitch Manseau seconded the motion. The motion passed unanimously.

Chair Roger Larochelle presented a new Site Plan Application and fees for approval. After some discussion a motion was made by John Dunklee to approve the new application and fees, seconded by Chuck Beno. Motion passed unanimously.

Chair Roger Larochelle mentioned the annual Planning Conference will be held on April 29, 2017. Cost is \$55.00 per person

Chuck Beno moved to adjourn the meeting, seconded by Karl Braconier at 8:36 p.m. Motion passed unanimously.

Respectfully Submitted:

Carol A. Bears, Secretary