

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
October 6, 2021

Planning Board Members Present: Ivan Quinchia (Chair), Karl Braconier (Member), John Sheehan; (Alternate); Patrick Moriarty (Select Board Representative), Roger Larochelle (Alternate), Carol Bears (Secretary).

Absent: Larry Goodman (Member); Chuck Beno (Member)

Others Present: See Attached list of others present

Time Convened: 7:00 p.m. **Time Adjourned:** 9:37 p.m. **Next Meeting:** November 3, 2021

Agenda:

1. Approval of the minutes of August 4, 2021 meeting
2. Site Plan Review- Casey Kuplin located at 46 Groton Road, Tax Map#17 Lot#36. Property will be mixed use for a residence, garage and storage of personal and business equipment.
3. Dale Spaulding preliminary site plan for the Newfound Serenity RV Park located off Matthews Lane.
4. Blue Moon Motel discussion with Frank Doyle potential new owner.
5. Administrative Matters and Announcements

The meeting was called to order at 7:03 p.m. by Chairman Ivan Quinchia. Patrick Moriarty moved seconded by Karl Braconier to make Roger Larochelle and John Sheehan voting members in place of Larry Goodman and Chuck Beno. The motion passed. The minutes of the August 4, 2021 meeting were reviewed and Karl Braconier moved to accept the minutes as written, seconded by Patrick Moriarty. The vote was in the affirmative.

Site Plan Review: Casey Kuplin located at 46 Groton Road; Tax Map: #17 Lot#36 will be used as both residential and storage of business equipment. The current buildings on the property will be removed and a new structure will be erected that is 24'X 30' to house a two-bedroom residence with a Morton Building attached that will be 42'X72' that will include a 6' porch that will include a garage and storage area for personal and business equipment. The storage for Kuplin Land Services LLC will be dump trucks, excavators, trailers and other similar equipment.

The equipment will be stored behind the building to improve the look of the property. The property will be insured and he will be putting in a new well and septic system for the residence on the property. There will be no business materials stored on the site and there will not be any signs on the property as this is not his business address.

Acceptance of the Application: The application was complete; notices were sent to abutters and all fees were paid. Roger Larochelle moved to accept the application as presented and Patrick Moriarty seconded the motion. The vote was in the affirmative.

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Roger Larochelle asked if the check list was completed and at this time it was not. After some discussion Casey agreed to complete and submit the check list. Roger Larochelle made the motion to approve the Site Plan as presented with the condition the check list be completed and the Planning Board will waive any unfulfilled items. The motion was seconded by Patrick Moriarty and the vote was in the affirmative.

Conceptual Design Review: Dale Spaulding presented his preliminary site plan for an RV park he is proposing for property on Matthews Lane. The proposed RV Park would be called Newfound Serenity RV Park which will be premium sites that will include full hook up for electric, septic, water and cable. It will be for the summer season starting just before Memorial Day and ending on Columbus Day.

This plan is for 10 lots to meet the 20,000 square foot zoning regulation for RV Parks. There needs to be 50' setback by each RV that is placed on the lot. Lot clearing would be kept to a minimum only removing dead trees and for the pads the RV's would sit on. The impact is low on the environment by avoiding direct or indirect disturbance to any wetlands. Tree clearing would be limited to dead or diseased trees. There would be a 12' wide one-way driveway with at grade construction of the pads and driveway.

Dale stated that each pad would be 1,000 square feet with 50' to 110' between each pad. There would be a central septic system. The well would comply with the 75' radius protection area. He plans to put in a buffer of bushes and some hardwood trees. The sites will have fire pits and security cameras will be located throughout the property. He would like to be open by July 4th next year.

Concerns from the citizens of Hebron: Susan Conley concern was the increase in traffic on Groton Road along with traffic on Matthews Lane. People walking would be impacted by the increase. Neci Petersen was concerned about the traffic on Matthews Lane and the wear and tear on the road. Travis Austin was concerned about the inevitable floods and the debris that comes down the river during a flood. He feels that it will affect the property values of the surrounding properties. He indicated that the Town of Hebron has a more stringent view of the environmental impact than the State does. He is also concerned about the noise coming from the sites as there is no manager living on the property.

Roger Larochelle expressed concern about complying with the 20,000 square foot per site and making sure that there is a 50 feet distance between each unit on the sites. Mr. Spaulding indicated that could be changed by making fewer sites. It was noted that the area for the driveway needs to be taken out of density calculation for the sites. With the increase use of Matthews Lane it may need to be brought up to Town Road specifications.

Chris Murphy was concerned for the safety of kids that swim in the river and who might be down at the river. Bill Nugent was concerned about the salmon that flow into the lake. Bob Wisniewski is concerned about being able to preserve the environment. What about a dump site where the campers will put their trash? Was there going to be a bathhouse on the property and if so what will happen when the property floods? Mark Braley was concerned about the flooding as he has lived through twelve floods since he lived where he is and he is at a higher elevation than the property for the RV Park.

Mr. Spaulding said that there would be some type of bathroom on the property and a dump site would be located on the site plan for the next time. He also indicated that one of the sites could

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house a manager for the park to manage any issues.

Ivan Quinchia wrapped up discussion on the RV Park as there was another item on the agenda that needed to be addressed.

Conceptual Design Review: Frank Doyle was introduced and he is looking into purchasing the Blue Moon Motel on Route 3A. He and his family plan to operate the motel themselves. He has 17 years of experience in the food and beverage industry and recently sold his business in Rhode Island. His intent would be to modernize the units and make it a four-season building. He is not looking to increase the size of the building but would like to move the parking to the back of the motel.

He would like to add two small cabins about 850 square feet to house two bedrooms. He is considering building a home for his family on the property if it can be done. He would also like to include a small cabin that would house a sauna. He was just looking to see if any of this would be feasible. Town zoning indicates they are a there maximum of 10 units.

If he purchases the motel he is looking to open in the spring of 2023. Things to consider: the limit of 10 units, the steep slope of the land, and the cabins that he would like to add.

With no further business Karl Braconier moved to adjourn the meeting, seconded by Patrick Moriarty and the vote was in the affirmative. The meeting ended at 9:37 PM.

Respectfully Submitted:

Carol A. Bears, Secretary

Planning Board Meeting 10/6/21

Sign in Sheet

Name	Address
Curt Mooney	7 Oak Lane Hebron
FRANK DOYLE	1 HAZARD ST, NEWPORT RI
Susan Conly	225 Groton Rd Hebron
Cathy Kupfm	165 N. Groton Rd Hebron NH
Mark Brakey	50 Groton Rd Hebron
Ned Petersen	288 Groton Rd Hebron
Jay Matthews	Groton, RD Hebron
Stacey Darlington	72 N Groton Rd
Dave Darlington	72 N Groton Rd
ALAN BARNARD	86 HOBART Hill Rd HEBRON
Norman Wilbur	19 Matthews Lane
Wendy Spaulding	Matthews Lane
Dale Spaulding	Matthews Lane
Melissa Murphy	224 Groton Rd
Chris Murphy	227 Groton Rd
Gordon Matthews	38 Groton Rd
John Hilson	19 Rogers Ledge Dr.
Bob + Janet Weinreich	210 Groton Road
Tyvis + Sam's 145 Austin	242 Groton Rd
Bill Nugent	6 96 249 / 232 Groton
Richard James	