

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



I

**Town of Hebron**

**PO Box 188**

**Hebron, NH 03241**

**Phone: 603-744-2631**

**taxcol@hebronnh.gov**

## **Hebron Planning Board**

### **Minutes of Meeting**

**June 1, 2022**

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

**Absent:** Chuck Beno (Vice Chair); Roger Larochelle (Alternate),

**Others Present:** Alan Barnard, Richard James, Pete Scerbo; Sharon Somers

**Time Convened:** 7:00 p.m.      **Time Adjourned:** 8:34 p.m.      **Next Meeting:** **July 6, 2022**

#### **Agenda:**

1. Approval of the minutes of May 4, 2022 meeting
2. Hearing: Application for Subdivision Approval: HCENH, LLC would like to move Unit 24 of the Hebron Country Estates from Phase 3B to Phase 3A subdivision. Map#18 SAub#30 Unit#24.
3. Administrative Matters and Announcements

Ivan Quinchia, Chairman called the meeting to order at 7:00 PM. With the absence of Chuck Beno Ivan made John Sheehan a voting member of the board for the evening.

The minutes of the May 4, 2022 meeting were reviewed. Larry Goodman made a motion to accept the minutes as presented. It was seconded by Karl Braconier. The vote was in the affirmative with everyone voting in favor.

Carol reported that the Application was complete, all owners of the Hebron Country Estate were notified, septic approval has been received from the State of NH and received a letter from Carl & Maureen Thompson with their concerns to the access to their property. There was also a letter from the Attorney of the Hebron Country Estates concerning that all the association owners were notified and must consent on changing unit #24 from Phase 3B to Phase 3A. All fees were collected. Patrick Moriarty moved to accept the application as complete. John Sheehan seconded the motion and the vote was in the affirmative.

Peter Scerbo explained that if the unit was transferred to Phase 3A from Phase 3B it would allow him to extend Skyline Drive by 189 feet to allow him to put the driveway. The road extension would be from the fire pond to the gate; completed to town specifications and paved with two-foot shoulders to gate located to units #12 and #22.

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

There was concern from the board that the owners of the Hebron Country Estates should have the chance to vote on this change before they voted on the application. At the point the existing Skyline Drive payment ends, units 12 and 22 were given a deeded easement, in 2009 stating that unless and until Skyline Drive Road loop was completed, the right of way for Phase B Skyline Drive Road loop would become a shared driveway for their exclusive use.

Sharon Somers attorney representing Peter Scerbo indicated the Sub-division Application is really only for the transfer from Phase 3B to Phase 3A that should be the concern of the Planning Board at this time. Larry Goodman, on behalf of the Unit Owners, agreed that the owners would benefit from the proposed informational meeting and be better informed in their consent decisions.

Some questions concern the fact that Peter owns nine of these units and what is his plan about provided access to those lots. Radius Realty owns three units plus some other owners that have not built yet but were expecting the Skyline Drive Road would be completed. Peter indicated that it would be too expensive to complete the road as shown on the original Site Plan.

Larry Goodman spoke as an owner in the condo association and in their documentation and under the Condominium Act, it indicates that any site changes need to be approved by all the owners in the association. He said the board shouldn't be in a rush to vote on this application.

Alan Barnard spoke that Unit 24 was registered with the State of NH. He also indicated there could be access to this property from High Cliff Road but the terrain is not really the best place to have the driveway located.

Peter indicated that the gate is actually partially installed on Unit 24 and would have to moved into the road area. The installation would be with the same integrity that it is currently installed.

Carl Thompson said he was told that his easement would continue until Skyline Drive was fully completed. He was concerned if the road was ever going to be completed and wanted to know what Peter's plans were for the additional property that was available.

There was concern that a portion of Skyline Drive would be done a piece at a time.

For clarification in 2011 units #12 and #22 were transferred from Phase 3B to Phase 3A to allow for an easement for the two properties to have a driveway access to their property.

Sharon Somers indicated that maybe Peter should approach the Hebron Country Estates board of directors and ask for special meeting of the owners to address any of the concerns that would have and then come back to the Planning Board. Larry Goodman on behalf of the Unit Owners agree that the owners would be better informed for all to consider the request from HCENH being presented to move unit #24 from Phase 3B to Phase 3A.

Ivan indicated that it seemed like the change would be an improvement to the road and being able to sell the lot. But he has concerns that maybe the highway superintendent and fire chief be involved in this road extension to be sure it meets necessary access for fire and ambulance

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

activity. He indicated that he should meet with the Select Board to discuss the bond issue. Additional concern was the position of the condo members.

John Sheehan made a motion to continue the discussion on the Application until July 6, 2022 which is the next scheduled meeting of the Planning Board. Larry Goodman seconded the motion and the vote was in the affirmative with everyone voting in favor.

Alan Barnard brought in the as built plan for the Ledges Condominium for Unit 10 for Lisa G. Brodeur Revocable Trust with Lisa Brodeur – Trustee. The Board had previously approved, at its meeting on February 23, 1996, of the Site Plan entitled “Condominium Site Plan for The Ledges at Newfound Lake, A condominium, dated February 21, 1996, prepared by Paul M. Darbyshire Associates, which depicts the location of the Ledges Homesites located with the Town of Hebron. The floor plan defines the limits of construction off driveway to 11’x 10’ and the plan for a single-family home. John Sheehan moved to accept the as built presented and Patrick Moriarty seconded the motion and the vote was in the affirmative with everyone voting in favor.

Alan Barnard also indicated that he would bring in an informational for Camp Onaway at the next meeting on July 6, 2022.

A motion was made by Larry Goodman to adjourn the meeting seconded by John Sheehan and the vote was in the affirmative. The meeting ended at 8:34 PM.

Respectfully Submitted:

Carol A. Bears, Secretary