

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



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Town of Hebron

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Hebron Planning Board

Minutes of Meeting

August 3, 2022

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

Absent: Roger Larochelle (Alternate), Patrick Moriarty (Select Board Representative),

Others Present: Alan Barnard, Richard James, Peter Scerbo, Elizabeth Robertson, Douglas Robertson, Eugene Ronikier, Ken Weidman, Paul Wilson, Stacey & David Darlington, Anna Hastodnf, Frank Doyle, Barrie Pendergast

Time Convened: 7:00 p.m. **Time Adjourned:** 8:25 p.m. **Next Meeting:** Sept 7, 2022

Agenda:

1. Approval of the minutes of July 6, 2022 meeting
2. Continuation of discussion on HCE road extension proposal and the application to move Unit #24 from Phase B to Phase A
3. Minor Site Plan Review: Onaway Camp Trust located on Onaway Point (Tax Map#6 Lot#15) would like to remove the existing Off-Away Cabin and build a new 2-bedroom cabin which will be set in a slightly different location making it more nearly conforming by setting the cabin back behind the 50' Shoreline setback and only having the deck extending to a previously approved system. In addition, a review of the proposed expansion of Woodland Hall as shown on the site plan.
4. Minor Site Plan Review: 2 Goats LLC located at 435 South Mayhew Tpk (Map#5 Lot#2) to update and improve exiting motel and create a new 13 space parking lot along with a covered bike parking area and proposed accessory building. The property contains an approved 11-unit motel that is to become a 10-unit motel with owners/managers unit to be constructed in a detached multi-function building.
5. Administrative Matters and Announcements

Richard James, Select Board Member called the meeting to order at 7:00 PM for the purpose of voting in a Chairman of the Planning Board. Chuck Beno made a motion for Ivan Quinchia to be Chairman. The motion was seconded by Larry Goodman and the vote was in the affirmative. At this time Ivan Quinchia asked for a motion for a Vice Chairman, Larry Goodman moved that Chuck Beno be Vice Chairman. The motion was seconded by Karl Braconier with everyone voting in favor.

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Ivan introduced two of the Bridgewater Planning Board; Kenneth Weidman and Paul Wilson to hear the presentation for 2 Goats LLC as some of the property is located in the Town of Bridgewater.

The minutes of the July 3, 2022 meeting were reviewed. With no changes Karl Braconier made a motion to approve the minutes as presented and the motion was seconded by Chuck Beno and the vote was in the affirmative.

Continuation of the hearing for HCENH LLC for the Sub-division Application to move Unit #24 from Phase 3B to Phase 3A. Ivan read a letter from Wescott Law PA Attorney Sara Rubury who represents the Hebron Country Estates Condo Association. The Association Board first thought that unit owner approval was needed in the event to grant this approval to HCENH LLC application but given that the Town's ownership of the portion of Skyline Drive where the driveway access to Unit 24 were transitioned from Phase 3B to Phase 3A, the Association Board is withdrawing their request for a Unit Owner consent in this instance only.

A motion was made by Chuck Beno to approve the Application for Land Sub-division Approval to move Unit #24 of Hebron Country Estates from Phase III B to Phase III A with the condition that the extended 88 feet of Sky Line Drive to conform to the sub surface specs and to be paved to the subdivision standards. This is an extension of an existing town road and will immediately be maintained upon its completion assuming all surface and subdivision standards are met. The motion was seconded by Larry Goodman and the vote was in the affirmative with everyone voting in favor.

Camp Onaway plans to remove the existing Off-Away Cabin and build a new two bedroom cabin which be set in a slightly different location so that it would be nearly conforming. There is a new septic system planned that will connect to a previously approved system. They also would like to add on to Woodland Hall. This building is in the middle of the property so set backs are not an issue. The addition would be over 500 sq feet which requires the Site Plan Review. There would not be an increase in capacity and would make for better conditions for the campers.

A motion was made by Chuck Beno and seconded by Larry Goodman to approve the Application with the conditions of the necessary approvals from the State of New Hampshire and the approval of the ZBA on the setback issues.

2Goats LLC is looking to update and improve the existing motel. They are planning to create a new 13 space parking lot in the rear of the building along with a covered bike parking area. They are also proposing to remove an existing building on the property and build a new building to house the manager or owners area along with storage for equipment. In the existing hotel the managers area was in the middle of the existing building. They are proposing that space to be a lobby area and the motel will be a 10 unit building instead of 11 units. They have a complete drainage plan to keep the runoff from going down the hill into the road. The septic system will be replaced according to state specifications.

A motion was made by Chuck Beno to approve the Site Plan for 2 Goats LLC to update and improve the existing property contingent on the approval of the ZBA Application of Variance on

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the setback of the proposed owners or managers quarters. If the approval is denied it will remain in the existing setback. Karl Braconier seconded the motion and the vote was in the affirmative with everyone voting in favor.

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A motion was made by Chuck Beno to adjourn the meeting seconded by Karl Braconier and the vote was in the affirmative. The meeting ended at 8:25 PM.

Respectfully Submitted:

Carol A. Bears, Secretary