

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



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Hebron Planning Board
Minutes of Meeting
January 3, 2024

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

Absent: Patrick Moriarty (Select Board Representative);

Others Present: John Dunklee, Alan Barnard, Octavia Mogil, Gabrielle Mogil, Steve Gunn, Janice Smith, Paul Corrigan, and Debra Hart

Time Convened: 7:00 p.m. **Time Adjourned:** 8:28 p.m. **Next Meeting:** February 7, 2024

Agenda:

1. Approval of the minutes of the December 6, 2023 meeting.
2. Continuation of the hearing for the Application for Subdivision Approval: Lee Harlen Mogil, Octavia Mogil & Gabrielle Mogil would like to sub-divide their 15-acre lot located at 385 North Shore Road (Map#8 Lot#8-6) into three lots. One lot would be 4 acres, the second lot would be 5 acres and the third lot would be 6 acres.
3. FEMA Flood Regulations.
4. Administrative Matters and Announcements.

Ivan Quinchia called the meeting to order at 7:00 PM.

The minutes of the December 6, 2023 meeting were reviewed. Larry Goodman questioned the sentence containing the hydraulic spill so the sentence was changed to that the nature of the spill would be addressed at this meeting after hearing from the Compliance Officer. Chuck Beno moved to accept the minutes with the change. The motion was seconded by Larry Goodman and the vote was in the affirmative with everyone voting in favor.

Alan Barnard talked about the State of NH Environmental Services view on all petroleum spills involving 25 gallons or more were a concern. This spill was minor from a hose breaking. According to the Compliance Officer all the issues had been resolved including the hydraulic spill. The contractor came in and dug up and removed the soil where the fuel spilled.

Ivan Quinchia talked with the Compliance Officer who said all compliance issues have been addressed.

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Alan talked about the tree on North Shore Road and Range Road that should be removed. The Mogil's contacted Ariel Tree, but Sleepy Hollow was notified by the Mogils that this was to be done. The power company was working in the area and the tree has been tagged to be removed by them as it is dead and could cause a problem if it were to come down. The Road Agent will change the location of the Range Road sign when the tree is removed.

Ivan Quinchia has talked with the Fire Chief about sending a letter to Sleepy Hollow about the removal of the tree and he will send one.

Alan Barnard said the monuments have been set and are all in the ground. Lot #1 which currently has a house on the lot and the countable area has a length and width ratio that is less than 4 to 1. The sub-division has been approved by the DES.

Debbie Hart who is located on the other side of North Shore Road is currently having a problem with water run off affecting the quality of her well water. The water is brown when there is a lot of rain. She is concerned about the run off going into the lake.

John Hilson asked about the driveways on the property. Lot #1 currently has a driveway. Lot #3 also has a driveway off Range Road that has been there for some time. Lot #2 would need a driveway that would come off Range Road.

As there has been concern from abutters, Ivan Quinchia asked the Board if a site visit should be done, and the majority of the board felt a site visit should be done. Chuck Beno made a motion to continue the hearing of the Sub-Division until February 7, 2024. The motion was seconded by Larry Goodman and the vote was in the affirmative.

The Site Visit will be scheduled for Saturday, February 3, 2024 at 10:00 at the Mogil property. The meeting will be posted on the website, the Post Office and the Town Office.

Ivan Quinchia presented the Hebron Select Board Resolution concerning the flood hazard areas as designated by the Federal Emergency Management Agency. (document attached). Chuck Beno moved to adopt the resolution as presented by the Select Board. The motion was seconded by Larry Goodman and the vote was in the affirmative.

With no further business John Sheehan made a motion to adjourn the meeting. This was seconded by Chuck Beno and the vote was in the affirmative. The meeting closed at 8:28 PM.

Respectfully Submitted:

Carol A. Bears Secretary