

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 November 7, 2018

**Planning Board Members Present:** Roger Larochelle (Chair), Karl Braconier (Member), Mitch Manseau (Member), Chuck Beno (Member), Larry Goodman (Alternate), Carol Bears (Secretary).

**Members Absent:** Ivan Quinchia (Alternate), John Dunklee (Select Board Representative)

**Others present:** Alan Barnard, Nate Parks

**Time Convened:** 7:00 p.m.     **Time Adjourned:** 8:21 p.m.

**Next Meeting: December 5, 2018**

**Agenda:**

1. Approval of October 3, 2018 minutes
2. Application for Site Plan Review: Wicosuta Real Estate Co. LLC Tax Map 19 Lot 1 would like to construct a bunk house to accommodate 12 Campers and 4 staff members, to be located at the south end of the ball field area near Bunk 23
3. Administrative Matters and Announcements
4. Adjournment

Roger Larochelle, Chair called the meeting to order at 7:00 PM.

A review of the minutes of the October 3, 2018 was done and a motion was made by Chuck Beno to approve the minutes with a change to the spelling of Karl Braconier's name. The motion was seconded by Karl Braconier and the vote was in the affirmative.

The next order of business was to approve the Site Plan Application for Wicosuta Real Estate Co. LLC to add bunk house #24 that will accommodate 12 campers and 4 staff members for completeness. The application is filled out, plans were submitted, the list of abutters included and the check was attached. The abutters have been notified by certified mail, notice posted in the paper and at Town Offices. Chuck Beno moved to accept the application as complete seconded by Karl Braconier. The motion passed in the affirmative.

Alan Barnard was representing Wicosuta Real Estate Co. LLC. A draft of the bunk house with elevations was reviewed; this bunk house will accommodate 12 campers and 4 staff members. The design is similar to the other bunks on the property. The proposed plan is make this Bunk #24 on the property and will be located on the edge of the baseball field. The property totals 83.8 acres. The site plan includes a new septic system that accommodates an additional 24 individuals.

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There was discussion on lot coverage. As the property encompasses 83.8 acres there is plenty of room available for this building. The concern was if the property changed hands and was made into something else. Any change in the use of the property would have to be approved by the Planning Board.

Nate Parks representing Camp Berea supports the project and is a major abutter to the property. He indicates that Wicosuta is a well-run girl's camp and only operates in the summer months unlike Camp Berea which runs all year.

The board would like to know the number of beds and number of campers that attended in the 2018 season.

A motion was made to approve the Application with conditions. The conditions are 1) that a subsequent As Built Plan be submitted after the construction is completed and 2) we receive the total number of beds that are available and total number of campers that attended in 2018.

Chuck Beno moved the motion and it was seconded by Mitch Manseau. The motion passed in the affirmative.

A public hearing will be conducted on December 5, 2018 at 7:00 PM regarding whether there is has been a change of use since the Meadow Wind B & B Site Plan was approved. The notice of this meeting will be put in the paper along with posting at the Town Offices, Post Office and the Town Website. The property has changed hands on November 7, 2018

There were three driveway permits submitted; two on Hobart Hill Road and on George Road. These will be approved as soon as the road agent has signed off on them.

Roger mentioned that there was a proposal submitted to the State to build a boat house on the property of Andy and Linda McLane's home off North Shore Road.

Roger will be meeting with Steve Whitman of Resilience Planning & Design LLC on Wednesday November 14, 2018 at 4:00 PM to go talk about the proposals submitted. Anyone on the board is welcomed to attend.

With no further business to be discussed, Karl Braconier moved to adjourn and seconded. Mitch Manseau. Motion passed unanimously. Meeting adjourned at 8:21 p.m.

Respectfully Submitted:

Carol A. Bears, Secretary