

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  
December 6, 2023

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

**Absent:** Patrick Moriarty (Select Board Representative); John Hilson (Alternate); Karl Braconier (Alternate);

**Others Present:** David & Stacey Darlington, John Dunklee, Alan Barnard, Octavia Mogil, Gabrielle Mogil, David & Anne Hardy, Jamie Moulton; Janice Smith, Parker Griffin

**Time Convened:** 7:00 p.m.    **Time Adjourned:** 8:39 p.m.    **Next Meeting:** January 3, 2024

**Agenda:**

1. Approval of the minutes of the November 1, 2023 meeting
2. 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. Discuss and vote on the warrant article on the flood plain.
4. Administrative Matters and Announcements

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

The minutes of the November 1, 2023 meeting were reviewed. With no changes Larry Goodman move to accept the minutes and John Sheehan seconded the motion. The vote was in the affirmative with everyone voting in favor.

Before the Application for Subdivision hearing, Ivan brought up the three violations sent to the Mogil's that have not been addressed. One violation had to do with the driveway permit, and another a hydraulic spill. The concern was the cleanup of the spill so close to the Lake.

Alan Barnard said that the Application should be accepted as complete and then the discussion would resume. The sub-division is 3 lot minor sub-division of 4 acre lots. The State of NH Department of Environmental Services approved the Sub-Division of the Land, Soil test results included on the test pits on the property. Quitclaim Deed attached adding Gabrielle Mogil to the property. The State of NH Department of Transportation Driveway Approval included and site plans showing the three lots including elevations and wetlands. Chuck Beno moved to accept the

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application as complete. The motion was seconded by Larry Goodman and the vote was in the affirmative.

The Town's Compliance Officer was involved in the violations on the property, but was unable to attend the meeting for a family emergency. The hydraulic spill was minor.

State of NH Environmental Services has approved the sub-division for approval. Test pits for septic systems have been done and are located on the site plan. Lot 2 with the wetlands buffer has 2.9 acres of accountable area and Lot 3 has 2.55 acres of accountable area.

Jamie Moulton, Fire Chief for the Town of Hebron discussed the driveway access off Range Road. There is a large tree at the beginning of Range Road that if it was removed there would be a better turn onto North Shore Road. The tree is on the property of Sleepy Hollow Association and would need approval from them before the tree could be removed. Ivan Quinchia asked if Jamie would send a letter to Sleepy Hollow Association addressing the issue. Before anything can be done with the tree the Sleepy Hollow Association would have to approve the removal of the tree and any expenses that that would be occurred by them for the removal.

There is a possibility that the Board Members would like to do a site visit on the property before approving the sub-division. The hearing for the Sub-division has been continued until the January 3, 2024 meeting so that the Compliance Officer can be at the meeting to update the board on the compliance issues with the property.

Ivan Quinchia talked with Katie Page about the acceptance of the flood maps as submitted by FEMA and because there is an RSA that covers the acceptance of the maps can be done by the Board of Selectmen. We just need to confirm with the Select Board that this has been done.

With no further business Chuck Beno made a motion to adjourn the meeting. This was seconded by Larry Goodman and the vote was in the affirmative. The meeting closed at 8:39 PM.

Respectfully Submitted:

Carol A. Bears Secretary