

Hebron Planning Board/Public Hearing

Summary
July 29, 2024

| Attendees | Board: C. Ptacek-Chair, E. Petrillo, A-M Sheehan, J Long, R Tressler Absent: R Tressler | Public: G Flint A Herron |
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| | Discussion | Next Steps |
| 1. Call to order, Pledge/Roll Call/Quorum | <ul style="list-style-type: none"> • Quorum present. • Meeting called to order 6:38 pm. | |
| 2. Minutes Review | <ul style="list-style-type: none"> • Motion to approve J Long Second by E Petrillo. Approved 5-0. • Correct date on July agenda | Minutes approved with corrections. |
| 3. Public Hearing | NONE | |
| 4. Application Sketch Plans | <p>24-001 Flint</p> <ul style="list-style-type: none"> • Mr. Ptacek and Clerk Bonin had phone call with Monica Ryan regarding any exceptions to subdivision process. If property being subdivided is dissected by a public road this can fall under “defacto” process. Ms. Ryan explained that land owner can submit a description of property to be subdivided including current deed along with letter from the Planning Board. Landowners may require a partial/full survey if documentation does not meet County Clerk’s requirements. <p>24-002 TD Bank (Briansky)</p> <ul style="list-style-type: none"> • Mr. Herron presented on behalf of TD Bank. • 34 Briansky Lane. Formal packet presented to Board. • 2008 Mortgage (refinanced) with TD Bank and foreclosed 2023. • Request for subdivision. • Questions <ul style="list-style-type: none"> ○ Who owns the road? ○ Do the owners of the other lot need to sign affidavit to allow TD Bank legally to represent the subdivision process? ○ Who pays the tax bill? 2023 was billed to the Estate of Klass Koster ○ Road is not accurate...Right of Way? ○ Monica Ryan provided high level overview and chair asked what legally PB needs to request/expect from the owners of 2 acre lot. | <ul style="list-style-type: none"> • Mr. Flint to file with county based on documentation. • Clerk to provide a letter to Mr. Flint that states subdivision process can be bypassed as this is “defacto” due to natural subdivision. • Previous deed prior to TD bank request from County • Have applicant place stakes/ribbons on property • Legal rep for TD Bank to reach out to previous owner’s estate regarding 2 acre lot on east side and ask for affidavit to represent at subdivision process |
| 5. Subdivisions | NONE | |
| 6. Chairman’s Report | <ul style="list-style-type: none"> • No updates at Town Meeting. | |

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| 7. Secretary Report | <ul style="list-style-type: none">• Call with Monica Ryan regarding subdivision extension, site plan extensions and de facto process. | <ul style="list-style-type: none">• Update Subdivision guideline to state/reflect "DeFacto" definition |
| 8. Old Business | <ul style="list-style-type: none">• Site Plan Review<ul style="list-style-type: none">○ Hold until August meeting• Communication with Monica Ryan (see secretary report). | <ul style="list-style-type: none">• Whitehall ordinances for Solar/Site Plan |
| 9. New Business | NONE | |
| Adjournment | <ul style="list-style-type: none">• Motion to adjourn by M Louy, second by J Long Approved 6-0. | |

Next Board Meeting August 26, 2024 6:30 pm

DRAFT