



Town of Hebron

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ZONING BOARD OF ADJUSTMENT

Minutes of Public Hearing

Tuesday, July 7, 2026

Members Present: Curtis Mooney (Chair); David Hardy (Vice Chair); Alison York (Member) Jim Van Schaick (Member); George Nedder (Alternate); and Carol Bears (Clerk)

Members Absent: Roger LaFontaine (Member) Mark Coulson (Alternate);

Others Attending: Alan Barnard

Time Convened: 6:00 p.m. **Time Adjourned:** 6:27 p.m. **Next Meeting:** TBD

Agenda:

1. Discuss and approve minutes of prior meetings and other administrative matters.
2. Hear the application for a Variance under Article IV, Section X of the Hebron Zoning Ordinance by Debra Nedder 2024 Trust, Debra Nedder Trustee for the construction of a proposed ADU on the property located at 8 Indian Point Road (Tax Map 18A, Lot 13). The ADU will be 29'X44' for a total of 1148 square feet.
3. Any other business that may come before the Board.

Call to Order:

John Dunklee, as representative of the Select Board, called the meeting to order at 6:00 PM. The first order of business was to elect a chairman for the coming year. David Hardy made a motion for Curtis Mooney to be chairman, and Alison York seconded the motion. The vote was in the affirmative. Curtis Mooney elevated George Nedder as a member for the purpose of voting. Curtis Mooney called for a motion for Vice Chairman. A motion was made by Alison York to have David Hardy as Vice Chairman and the motion was seconded by Jim Van Schaick. The vote was in the affirmative.

Minutes and Other Administrative Matters:

The minutes of the May 4, 2026, meeting were reviewed, and a motion was made by Jim Van Schaick to approve the minutes as written. The motion was seconded by George Nedder, and the vote was in the affirmative. Carol informed the Board that there were 2-3 variance applications expected to be submitted shortly. Curtis Mooney asked the Board if the next meeting could be on August 4, 2026, at 6:00 PM. This date appeared to be okay with everyone. At this point George Nedder recused himself from voting as a member of the Zoning Board.

Application for Variance:

Case #310

Curtis Mooney opened the discussion on the application for Debra Nedder 2024 Trust. Curtis Mooney asked the members if they had reviewed the application and thought it was complete. The Clerk indicated that the abutters were notified, fees were paid and the application filled out. Jim Van Schaick a motion to accept the application as complete and the motion was seconded by Alison York, and the vote was in the affirmative. Alan Barnard went over the layout of the property noting that there are no issues with boundary lines. The septic system has been approved by the state. The driveway was approved by the State DOT several years ago and the permit is still valid. Alan showed the location of the principal dwelling on the property. The Nedder's are looking to increase the size of the ADU from 950 sq ft to 1148 sq ft. in order to provide handicap access. This is to accommodate two family members that need to use wheelchairs.

The five criteria were discussed and voted on.

- The variance is not contrary to public interest since detached ADUs are allowed use, the ADU will be located on the property within are the required setbacks of the property and the increase in ADU living space accounts for handicap living.
- The spirit of the ordinance is observed as the proposed ADU will be a single-story structure and will allow two handicapped individuals to be allowed to live comfortably so that their family can take care of them. The proposed ADU will provide benefit to the applicant without harming neighboring properties.
- Substantial justice is done as the Architect kept the design of the building as small as possible and the increase in size is due to handicap accessibility requirements.
- The values of surrounding properties are not diminished since the structure will fit in with the current house and neighboring properties.
- Literal enforcement of the provisions of the ordinance would result in unnecessary hardship to the applicant as it would prevent the ADU from being handicap accessible.

A motion was made by Jim Van Schaick for the variance to be granted subject to the condition the garage and basement is not to be used for residential living space. The motion was seconded by David Hardy and the vote was in the affirmative.

Curtis Mooney reminded the applicant that the public had thirty days to appeal the decision so any work within this timeframe was at the owners risk.

Other Business:

Adjournment:

There being no other business, Jim Van Schaick made a motion, seconded by Alison York, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 7:00 P.M.

Respectfully submitted,

Carol Bears, Clerk