

**Commissioners of Hebron
100 North Main Street
Post Office Box 299
Hebron, Maryland 21830**

**Minutes of the Commissioners of Hebron Special Meeting As Held on
Friday, February 10, 2023**

Call to Order

The Meeting was called to order at 8:00 a.m. by Commissioner President Colby B. Phippin, with Commissioners Amelia A. Handy, Kenneth L. Pick, and David L. Hooper present. Commissioner Chester M. Sebald was present via telephone. The Pledge of Allegiance to the Flag was recited by all who were in attendance.

Agenda

Commissioner Handy made a Motion to approve the Agenda which was seconded by Commissioner Hooper. The vote was unanimous and the Chair voted Aye.

Building Permits

Building Permit # 1311 was for Joseph Farmer at 104 Elm Street with revised plans for his new house. The Contractors, 4 Shore Homes LLC, and Culver & Pierson, were present at the Meeting. It was noted that the Board of Appeals had granted a Variance of the side set-back on the left of the property such that it can be 10'. The issue of Fire Suppression was discussed. TK Construction will connect a separate 1" water lateral from the Main to the house for the Fire Suppression System. After a great deal of discussion, Commissioner Hooper made a Motion to approve the Building Permit with the 5'x5' addition on the rear of the house and to approve the 5/12 roof pitch, but that there may be no Occupancy Permit or no occupancy of the home until after the County and the Town have approved the construction. Commissioner Pick seconded the Motion. Commissioners Handy, Pick, and Hooper voted in favor of the Motion. Commissioner Sebald voted against the Motion. The Chair voted Aye.

Building Permit #1317 was for Mary Sorenson/Ernest Adkins, Jr. at 103 Grove Street to demolish and build a new home. It was noted that the Board of Appeals had granted a Variance for both of the side set-backs as per the Site Plan Drawing that had been prepared by Wilkins-Noble, LLC, Civil Engineers and Land Surveyors. It was also noted that the Contractor had advised the Board of Appeals that he was planning on pushing the house back more in the lot and

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creating a circular driveway in the front for parking. The plan showed that the roof pitch was 5/12. A discussion ensued about the proposal. Eventually, Commissioner Handy made a Motion to approve the Building Permit, subject to the roof pitch being changed to 6/12. Commissioner Pick seconded the Motion. The Motion was passed unanimously and the Chair voted Aye.

Commissioner Hooper suggested that we put together a packet of what prospective home builders will need to know when building a house in Hebron. Also discussed was getting a Stamp for all future plans, so that when they are transmitted to the County, we can make sure that the right set of plans are sent with the Building Permit that was approved by the Commissioners.

Adjournment

A Motion was made by Commissioner Handy and seconded by Commissioner Pick to adjourn the meeting. The Motion was passed unanimously and the Chair voted Aye. The meeting was adjourned at 8:53 a.m.

Respectfully Submitted,


Amelia A. Handy, Secretary