

**MINUTES OF March 3, 2010 adopted as written 4/7/10.**



**Town of Hebron**  
**PO Box 188**  
**Hebron, NH 03241**  
**Phone: 603-744-2631**  
[hebronnh@metrocast.net](mailto:hebronnh@metrocast.net)

**Hebron Planning Board**

Minutes of Public Hearing 03/03/2010

**Members Present:** Roger Larochelle (chair), Ellie Lonske (vice chair), John Dunklee (selectman), David Wall (member), Martha Twombly (alternate), Joe Hogan (alternate), Mitch Manseau (alternate), and Sheila Oranch (secretary).

**Others Present:** none.

**Time Convened:** 7:00 PM    **Time Adjourned:** 7:25 PM

**Next Meetings:** April 7, 2010 regular hearing

**Agenda:**

1. Administrative Matters and Announcements.
2. Review minutes of prior meetings for additions, corrections and adoption.
3. Continuance of Jaques ET AL subdivision and boundary adjustments.
4. Any other matters that come before the Board.

**Administrative Matters/Announcements**

Roger Larochelle noted that John Dunklee as Board of Selectmen representative would convene the next meeting to appoint board members. Elections for chair and vice chair will then proceed.

**Review Minutes**

Corrections to **Minutes of 2/3/10 hearing:** On page 2 approvals for septic systems are from the State and driveway access is from the Town. During discussion there was confusion about what the remainder of the land being subdivided by Mike Ethier should be called. The current lot is Tax Map 8, Lot 6. Lot 6 will be subdivided into Lots 1, 2 and 3, which may be designated as Lots 6-1, 6-2 and 6-3 on future tax maps. During the discussion, it was decided that Lot 3 in this subdivision was synonymous with the remainder of the land. In the discussion of open land being set aside for common use of subdivision owners, "Ms. Lonske added that the language is "not more than 5% shall be required to be set aside" in a subdivision of 3 or more lots." should be, "For Subdivisions consisting of ten (10) or more Lots, or on tracts of land greater than twenty (20) acres, whether the Subdivision is planned or completed at one time or in stages, not more than five percent (5%) of overall acreage shall be required to be reserved as common open space as shall be determined by the Board. The area to be reserved as common open space shall be shown in the Subdivision Plat." Page 3, "culver" should be "culvert." The following sentence is not appropriate, "Even if it is 10%, about 3 acres, determine which parts are most valuable from an environmental perspective." The upper limit is 5%, as discussed above. "Mike Ethier said for the record, there are two pieces of property and this does not abut George or Bog Road" should be "Bog Brook." Page 4, third paragraph, "look road" should be "loop road." Page 4 last paragraph should be "Mr. Larochelle said one condition..." Page 5 fourth paragraph up from the bottom should be "Mr. Ethier replied..."

**Ellie Lonske moved/ John Dunklee seconded a motion to adopt the minutes of 2/3/10 with corrections noted. PASSED**

## **MINUTES OF March 3, 2010 adopted as written 4/7/10.**

### **Continuance of Jaques ET AL subdivision and boundary adjustments**

Alan Barnard requested continuance in advance and was granted continuance to 4/7/10.

### **Other Matters**

John Dunklee brought a request from the Selectmen to review the surety and conditions for Cilley Brook Road. The Select Board has not recommended that the Town accept the road because there are cracks at the top of the culvert. The Selectmen are telling Stanley Jackson Jr. to fix this and he is saying the Town accepted the road. What actions can the Planning Board take? Mr. Larochelle explained that once a subdivision is approved and the surety set, it goes to the Select Board and the Planning Board has no further involvement. Mr. Larochelle said he would review the file and copy relevant material for the Selectmen. Beyond that, they may need legal advice.

Mr. Larochelle announced that the annual NH OEP Planning and Zoning conference will be May 8. Board members are encouraged to attend.

Mr. Larochelle reported that the ZBA (Zoning Board of Appeals) had refused to hear the appeal of Hebron Boat Sales as they did not have a denial. The ZBA is not a consultative body and only hears appeals for variance after a denial based on a specific zoning ordinance.

The ZBA also refused to hear the appeal of Ridgewater Commons/Delaney because their denial was not based on specific zoning ordinances for which they could get variances.

Mitch Manseau, CIP (Capital Improvement Plan) Committee chairman, said there will be one more meeting. Minutes will be posted to the Town website.

John Dunklee reported that the State has accepted Web posting of Hebron committee meetings.

**John Dunklee moved/David Wall seconded a motion to adjourn at 7:25 PM. PASSED**

### **SUMMARY OF MOTIONS 3/3/2010**

**Ellie Lonske moved/ John Dunklee seconded a motion to adopt the minutes of 2/3/10 with corrections noted. PASSED**

**John Dunklee moved/David Wall seconded a motion to adjourn at 7:25 PM. PASSED**