



Town of Hebron

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Hebron Planning Board DRAFT v1 Minutes of Workshop 9/11/06

Members Present: Chuck Beno (alternate), Dick Cowern (Selectmen's rep), Tom Gumpp (alternate), Roger Larochelle (chair), Ellie Lonske (vice chair), Curtis Mooney, Martha Twombly (alternate), David Wall and Sheila Oranch (secretary)

Others Present: none

Time Convened: 7:00 PM **Time Adjourned:** 10:10 PM

Next Meetings: 9/18/06 workshop, 10/4/06 regular monthly hearing

Agenda Items:

1. Approve minutes of 8/21/06
2. Administrative Matters
3. Rules of Procedure
4. Revisions to the Subdivision and Site Plan Regulations
5. Any other matters that come before the Board

Roger Larochelle convened the meeting and reviewed the agenda. Review of the minutes from 8/21/06 yielded no egregious errors.

**Curtis Mooney moved/Gumpp seconded approving the minutes of 8/21/06 as written.
PASSED**

Administrative Matters

Roger Larochelle distributed materials to be reviewed for the 10/4/06 hearing. No discussion of any cases took place. Roger reported that a letter was sent to Mike Ethier by certified mail, copied to the Selectmen, to the effect that he should cease operations pending a current excavation permit. He was invited to the 9/18/06 workshop that will focus on excavation permits.

Martha Twombly said she left a message for Susan marks of the Ossipee Lakes Association to ask for her input. Martha also has been researching additional resources for more information.

Roger Larochelle spoke briefly about procedures for permit applications as described in the Handbook for New Hampshire Municipalities and in the RSA book. He said a variety of models

and materials would be provided for the 9/18/06 workshop. Roger reported that Tim Bates had reviewed the materials for the Hebron Country Estates Phase 3 road bonding and Roger will be having a conference call on Wednesday to get a further explanation of Tim's concerns.

Sheila Oranch distributed copies of the invitation to the OEP fall conference on planning and land use and asked the members to let her know who can attend and which workshops they want.

Rules of Procedure

After some discussion of wording and process, it was decided that Ellie Lonske would edit Section 13 and Sheila Oranch would edit Section 5.7 and research comparable fees in other towns. The updated drafts will be circulated by e-mail.

Revisions to the Subdivision and Site Plan Regulations

Roger Larochelle handed out copies of the new Zoning Ordinances and latest version of the Subdivision Regulations so everyone could compare wording. Roger thanked Tom Gump for capturing the Subdivision Regulations electronically, which will greatly facilitate editing them.

David Wall and Ellie Lonske had worked on definitions. David said that Ellie had gone into such depth of study that he would defer to her suggestion of integrating the Subdivision definitions with the Zoning Ordinance definitions. No definition should be repeated. They recommended using the RSA definitions (RSA 672:14) where possible, rather than keeping any abbreviated versions. Also, the State law definition of condominiums would be an appropriate reference within the Hebron Subdivision Regulations.

Ellie Lonske and Martha Twombly had a discussion about how to cross reference definitions from the Subdivision Regulations to the Zoning Ordinances and not repeat them. David Wall said he had been thinking about questions from the floor and how to make things as clear as possible for the public. It was agreed that it makes sense to put the Zoning Ordinance first in the book with the definitions at the beginning. Definitions specific to Subdivisions would begin the next section and Site Plan related definitions would begin the third section. Each section would begin with a caveat to readers to be sure to pay attention to the definitions in the other sections.

Ellie Lonske led the group through a line-by-line analysis of the definitions in the Subdivision Regulations. Any terms already contained within the Zoning Ordinance were marked for deletion. Several definitions were streamlined or clarified.

David Wall reported that he had researched the State literature on performance bonds and there is no definition, only a detailed process. If the term is changed to Surety, then a performance bond can be listed as one of many forms of surety, as part of its definition. This was agreed by all.

The Board having completed its agenda, Roger Larochelle adjourned the meeting at 10:10 PM

SUMMARY OF MOTIONS:

**Curtis Mooney moved/Gump seconded approving the minutes of 8/21/06 as written.
PASSED**