



# Town of Hebron

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## Hebron Planning Board

DRAFT v1 Minutes of Workshop 12/18/06

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

**Others Present:** none

**Time Convened:** 7:04 PM

**Time Adjourned:** 8:37 PM

**Next Meetings:** 1/3/07 regular hearing

**Agenda:** Review of suggested subdivision regulation updates  
Continued discussion of possible zoning changes

Roger Larochelle was not present and had asked vice chair Ellie Lonske to chair the meeting. It was agreed by all to defer approving minutes of the previous workshops until Roger was present. Chuck Beno stepped up as a voting member.

No members of the public were present to discuss subdivision regulation updates and no new changes had been submitted, so the Board agreed to continue discussion of zoning changes.

There was further discussion of wording for the section on "Lot Coverage" but no changes made.

There was also discussion of the rationale and potential value of suggestions for steep slopes as introduced at the workshop 12/11/06. Both 3a and 3b were retained as valuable.

The suggestion to modify definition of "Protective Buffer" to include Wetlands was deferred for further study. The Planning Board will send a letter to the Conservation Commission requesting an analysis of possible best protective mechanisms that would be consistent with State regulations and to develop proposed wording for possible inclusion in the 2008 cycle of zoning updates.

Continued discussion of the wording on joint ownership of lakefront lots was productive. The conclusion was to increase frontage from 100 to 150' and change "10,000 sq ft" to "two acres of usable land" to be consistent with current zoning. The wording from the Holderness ordinances will be adapted for the next draft.

Requirements for parking area and toilets were reviewed. A prohibition against locating any kind of toilet (constructed or portable) within 50' of a body of water (high water mark of Newfound Lake or Spectacle Pond) will be added.

After looking at the calendar, the Board decided to bring zoning amendments to a public meeting on January 8<sup>th</sup> to leave time for a second hearing if needed before submitting to the Selectmen.

The next meeting will be the Site Walk for Ridgewater Common on Thursday, 12/21/06. Anyone attending should meet in the parking lot of the Selectmen's Office at 12:45pm to car pool.

**Chuck Beno moved/Curtis Mooney seconded adjourning at 8:37 PM. PASSED.**