



**Town of Hebron**  
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**Hebron Planning Board**  
APPROVED Minutes of Hearing 1/24/07

**Members Present:** Chuck Beno (alternate), John Matthews (Selectmen's rep), Tom Gump (alternate), Ellie Lonske (vice chair), Roger Larochele (chair), Curtis Mooney, David Wall and Sheila Oranch (secretary)

**Others Present:** Mike Asselin

**Time Convened:** 7:00 PM **Time Adjourned:** 7:45 PM

**Next Meetings:** 2/7/07 regular monthly hearing, 2/19/07 workshop on subdivision regulations

**Agenda:**

1. Administrative Matters and Announcements
2. Approve minutes of hearing 1/8/07
3. Hear public comment and discussion of proposed zoning changes
4. Vote on approval of final draft of zoning changes for Warrant Articles
5. Any other business that comes before the Board

Roger Larochele announced that he had received written requests from Alan Barnard as agent for both the Jaques et. al. and Ridgewater Commons applications for continuance to the February 7<sup>th</sup> hearing. Continuance was granted.

Ellie Lonske reminded the members of the Board that work on the subdivision regulations would resume at the regular February 19<sup>th</sup> workshop.

Minutes of the 1/8/07 hearing were reviewed, and spelling and punctuation errors were corrected. **Curtis Mooney moved/Ellie Lonske seconded approving the minutes of 1/8/07 as amended. PASSED**

Before reviewing the final draft of the zoning changes, Roger Larochele noted for the record that notice of this hearing was published in two newspapers and posted more than ten days in advance on the outside bulletin boards at the Selectmen's Office, the Town Clerk's office, the Hebron Village Store and inside at the Post Office. He opened the public hearing about the proposed zoning changes recommended by the Planning Board and stated that the text is Revision 5, the same as in the 1/8/07 minutes. He introduced everyone and invited public comment from the one member of the public present.

Ellie Lonske read through the text of the changes and Roger Larochele invited a motion for each item.

**Motions were heard for adopting the proposed zoning changes as follows.**

Floodplain Management: **John Matthews moved/Ellie Lonske seconded adopting all recommended changes from NHOEP for Floodplain Management as described in the 10/10/06 letter, Attachment 2 (on file). PASSED.**

## ARTICLE II: DEFINITIONS

“Impervious Surface” means a surface that limits or does not allow water or other liquids to pass through. Examples include, but are not limited to, buildings, rooftops, decks, patios, and asphalt, concrete, and compacted gravel driveways, parking areas, and walkways.

**John Matthews moved/David Wall seconded. PASSED.**

"Lot" means an area of land capable of being occupied by one principal structure or use and its accessory structures or uses for one particular purpose as shown and identified as such on a plat. A lot must be of sufficient size to meet minimum zoning requirements for use, Setbacks, Lot Coverage, and Usable Land.

**John Matthews moved/David Wall seconded. PASSED.**

“Lot Coverage” means the percentage of the Lot that has an Impervious Surface.

**David Wall moved/Curtis Mooney seconded. PASSED.**

“Usable Land” means the net area of a Tract, Parcel, or Lot excluding Wetlands, rights-of-way, areas with Very Steep Slopes, and fifty percent (50%) of areas with Steep Slopes.

**Curtis Mooney moved/John Matthews seconded. PASSED.**

“Steep Slope” means land area where the inclination of the land’s surface from the horizontal is greater than 15% and less than or equal to 25%, represented as a percent taking the rise in elevation divided by the run in distance.

**John Matthews moved/Curtis Mooney seconded. PASSED.**

“Setback” means the distance between a legal boundary (right-of-way, lot line, or property line) and any part of a structure, including decks and roofs, as measured from the drip line.

**David Wall moved/ John Matthews seconded. PASSED.**

## ARTICLE IV: GENERAL PROVISIONS

**H.1 Setback.** New structures and additions to existing structures shall not be erected within fifty (50) feet of the edge of the traveled portion of any highway, or within twenty-five (25) feet of any property boundary as measured in a horizontal plane. The minimum distance between residential buildings shall be fifty (50) feet. Cluster developments shall meet all setback requirements from the cluster lot lines. Fences, signs, septic systems, mailboxes, flagpoles, and outdoor lampposts shall be exempted from this requirement.

**Curtis Mooney moved/David Wall seconded. PASSED.**

**H.2 Lot Coverage.** The Lot Coverage of any residential lot shall not exceed thirty percent (30%) of the Lot, with the remaining area devoted to landscaping or natural vegetation. Cluster developments shall meet all Lot Coverage requirements.

**Curtis Mooney moved/David Wall seconded. PASSED.**

## ARTICLE VI: LAKE DISTRICT

**B.3. Waterfront Right-of-Way:** The purpose of this provision is to provide guidelines for property with access to Newfound Lake and Spectacle Pond, so as to prevent overcrowding and for the protection of the shoreline and quality of water. Right to gain access to a water body through or by means of any land in the Town of Hebron shall not be created or attached to any real estate, except in accordance with the standards set forth below, and subject to the

Planning Board's subdivision approval authority. Any owner granting rights of use and access shall comply with the following standards:

a) Waterfront Area:

The minimum area of any waterfront lot shall not be less than two (2) acres of Usable Land.

b) Water Frontage:

Said lot shall have not less than 150 feet frontage for each dwelling unit, individual campsite, or individual lodging unit granted rights of use or access.

**David Wall moved/Curtis Mooney seconded. PASSED.**

ARTICLE VII: RURAL DISTRICT

**B.5.** Retail stores, including filling stations and garages and office buildings shall be allowed, provided that:

a) adequate off-street parking shall be provided for whatever business is proposed to be undertaken thereon;

b) in any such commercial use at least one-half (1/2) of the total lot owned shall be devoted to landscaping or natural growth rather than buildings, driveways or parking lots;

c) all driveways and parking spaces are constructed in accordance with the prior approval of the Selectmen or their agent so that there is adequate space and access for emergency vehicles, and safe entrance onto any public way.

**Curtis Mooney moved/David Wall seconded PASSED.**

Article VII, Rural District B.8. Change "Board of Selectmen" to "Planning Board" so it reads:

**B.8.** Sand and gravel excavations for commercial purposes shall be allowed and governed in accordance with New Hampshire RSA Chapter 155-E. All grading, slopes and embankments shall be maintained against ordinary erosion which might otherwise occur as a result of the construction of roads, driveways or structures. All construction operations shall be controlled by the owner to prevent erosion debris and other loose materials from washing into any drainage courses, street or abutting property. Permits shall be obtained from the Planning Board.

**Ellie Lonske moved/John Matthews seconded PASSED.**

**Other Business**

David wall gave a brief report on the CIP report. The draft is in production with Derry Riddle and will include exhibits developed by Lee Alexander and David Wall. There will be one more CIP committee meeting to review it and then the final draft will be presented to the Planning Board for review. The plan is to present the report to the Board of Selectmen by the end of February.

**7:45 PM David Wall moved/Ellie Lonske seconded adjourning. PASSED.**