



Town of Hebron
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Hebron Planning Board
APPROVED Minutes of Hearing 2/19/07

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

Others Present: none

Time Convened: 7:00 PM **Time Adjourned:** 8:32 PM

Next Meetings: 3/7/07 regular monthly hearing, 3/13/07 Town Meeting, 3/19/07 workshop

Agenda:

1. Administrative Matters and Announcements
2. Approve minutes of hearing 1/24/07
3. Hear public comment and discussion of proposed subdivision regulation changes
4. Any other business that comes before the Board

Roger Larochelle announced that Curtis Mooney had an excused absence. Martha Twombly stepped up to voting member.

Minutes of 1/24/07 were reviewed and the spelling of a name was corrected. **Ellie Lonske moved/Dick Cowern seconded approving the minutes of 1/24/07 as amended. PASSED**

At Roger Larochelle's request, Ellie Lonske reviewed the current version (v4) of the proposed subdivision changes as published on the Town website and available for public viewing in the Selectmen's Office. This review covers the second part of the subdivision text and is intended to assure that all suggested changes and edits are present in the published document. The next step will be to send the draft to Town counsel next week to review at his earliest convenience. After due diligence is complete, the final version will be made available to the public and then voted on by the Planning Board. There is no requirement for a public vote. The hearing and review process is to assure that Subdivision Regulations are consistent with Hebron Zoning Ordinance and New Hampshire law (RSA) as well as to gather input from interested members of the public.

The Board reviewed the text from Section 6.1 onward and incorporated a few corrections. There were no substantive changes or additions that had not been discussed.

Other Business

Roger Larochelle reported that an invoice from Paul Fluet for his time on the Site Walk of the Ridgewater Commons property had been received as well as a letter from Richard Delaney, the Developer, stating that he will deny payment of the bill because he felt it was beyond requirements for his application. After discussion, the Board concluded that there are sufficient precedents for engineers going on site walks at the Board's request and the professional fees are always charged to the applicants. Furthermore, it is clearly stated in the Subdivision Regulations that the Planning

Board may request whatever additional information or professional opinions it feels are needed to make informed decisions in the best interests of the Town. Roger will send a reply to that effect to Mr. Delaney.

Roger Larochelle asked Chuck Beno to step down and refrain from comment while Roger reported that he had received a letter from Richard Delaney complaining about Board protocol and the tone and content of Mr. Beno's comments at hearings on the Ridgewater Commons application (on file). After discussion, the Board instructed Roger to send a reply to Mr. Delaney pointing out that Mr. Beno has always recused himself from the Board as an abutter to the case and that the Planning Board does not regulate style of expression by members of the public. There have been many individuals who have expressed themselves forcefully in hearings and the Board's intention is to hear all sides. Roger will compose a brief response which will be on file.

Chuck Beno resumed his seat as an alternate, without comment.

Martha Twombly shared handouts from a workshop with suggestions for how conservation commissions can work with other Town Boards for the betterment of all. She reported on her attendance on the (RSA 155-e) Excavation Permits/Gravel Tax training workshop she had attended and share online references that will be helpful in future planning discussions.

Next meeting will be 3/7/07 and the agenda will contain continuances and a boundary adjustment application from Nancy Bolln. The 3/19/07 workshop will focus on Rules of Procedure and preliminary discussion of excavation permit regulations.

78:32 PM Ellie Lonske moved/ David Wall seconded adjourning. PASSED.