



# Town of Hebron

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## Hebron Planning Board

APPROVED Minutes of Hearing 4/4/07

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

**Others Present:** Alan Barnard, Larry Kill

**Time Convened:** 7:00 PM **Time Adjourned:** 9:08 PM

**Next Meetings:** 4/16/07 workshop on Site Plan Review, 5/2/07 monthly hearing

### Agenda:

1. Administrative Matters
2. Approve minutes of 3/7/06
3. Continuance of Jaques ET AL subdivision and boundary adjustment applications
4. Continuance of Ridgewater Commons Cluster subdivision application
5. Informational update for proposed subdivision by Jane Ramsay on Cooper Road
6. Any other matters that come before the Board

### Administrative Matters

Roger Larochelle asked members who wish to attend the NH OEP workshop on 4/28/07 to give their program choices to Sheila for registration. He noted that David Wall had an excused absence. He said he would review materials that had been received for each pending case and that both continued cases would be requesting continuance to 5/2/07 due to the weather.

### Minutes of 3/7/07

Aside from typographical and spelling corrections, the only substantive changes were: Pg 1, first sentence of Jaques, ET. AL., change to "Alan Barnard reported that the Selectmen signed the new proposed George Road Right of Way agreements and they were sent to owners a day late." Anywhere in the document, PC refers to Peter Cooperdock. The acronym SWIPP should be SWPPP (storm water pollution prevention plan). Pg7 third paragraph should read, "Chuck Beno asked for more explanation of the retaining wall and the engineer's disclaimer on the plan."

**Curtis Mooney moved/ Dick Cowern seconded approving the minutes as amended. PASSED**

### Jaques, ET. AL.

Alan Barnard said the agreements are still in process. Continuance to 5/2/07 was granted.

### Ridgewater Commons

Alan Barnard represented the applicants who requested continuance to 5/2/07 due to the weather.

Roger Larochelle granted the continuance and noted materials received and/or reviewed:

- Peter Cooperdock's letter of 3/1/07 was distributed to the Board members
- Paul Fluet's letter was distributed
- A number of petitions signed on 3/14/07 were reviewed and submitted for the file
- Individual letters from abutters and neighbors were reviewed and submitted for the file

Alan Barnard asked if the letters from abutters that had been sent by email were forwarded to the Delaney team as well as the Board members. He requested a copy of the petition and a tally of the number received as well as to have emails from abutters forwarded. Alan also stated that the Delaneys would be submitting additional information in time before the May 2<sup>nd</sup> hearing. He requested that receipt and distribution be acknowledged. Mr. Larochelle agreed to the requests.

Curtis Mooney asked for an update on the law suit. Roger Larochelle said that it is dormant (not being pursued at this time by either side) pending the outcome of the current application. Alan Barnard explained that it is actually an appeal of the original decision. Both parties agreed to suspend pursuit of the suit until the current application receives a decision.

### **Informational update for proposed subdivision by Jane Ramsay on Cooper Road**

Alan Barnard presented an updated plan based on a new survey. After the soil survey by Peter Cooperdock, they were able to describe the wetlands areas more accurately. There are no slopes 15% or greater on the lot. AS a point of information, there is a restriction in the deed that this lot can only be divided once. Both resulting lots will exceed the zoning ordinance; one will be over 3 acres and the other over 5 acres. Jane requests up to a year from approval to empty and remove the shed that will then be within the proposed setback. Access to the new lot can come off Sarah Lane and not go near any wetlands. The pond is located on the plan for reference. Alan will seek State subdivision approval for the 3-acre lot as that is required for lots smaller than 5 acres.

### **Other Business**

#### **Hebron Country Estates Phase III**

Alan Barnard represented Larry Kill who was delayed by responding to an accident alert. Larry wants to adjust limited common area lines. No unit locations will move. For example, Site 2 access would gain a less obvious driveway and Sites 1 and 26 would use an existing woods road, thereby diminishing disturbance to the land. Sites 3, 4 and 5 will be improved by a jog in the driveway that conforms better to the topography. Sites 3 and 4 will balance out better, both being over 2 acres and Site 5 will still be over 3 acres. Changes come back to the Planning Board for review so the developer can create an amended plan for Board approval so it can be recorded.

Ellie Lonske agreed that abutters are not required to be notified because there is no proposed encroachment on the common area or any setbacks.

Roger Larochelle clarified that no sites have been sold so there are no other interested parties. A limited common area line adjustment does not require an application, but it would be good practice to have documentation in the file. Alan Barnard and Larry Kill agreed that they would have Larry's attorney prepare a statement citing the clauses in the covenants that protect the building sites. The Planning Board will vote on approval and sign a revised plan at the regular hearing on May 2<sup>nd</sup> so there will be time for public notice of the review of the changes.

## **Other Business and Announcements**

4/16/07 the monthly workshop will be chaired by Ellie Lonske, as Roger Larochele will have a planned absence. The agenda will focus on finalizing the updated Site Plan Review (members should send their comments on the draft by 4/12/07 so Tom Gumpp can update it) and voting on the Rules of Procedure (Roger Larochele will forward the draft). Also, work will begin on the Excavation Permit Regulations (Curtis Mooney has sent information and suggestions). Roger Larochele reported that the Subdivision Regulations are in review with Tim Bates, Town Counsel, and will not be ready for a vote on 4/16/07. Unless there are major changes, the Board will vote on them at the next workshop, make sure the Clerk has the 2007 Zoning Ordinance, three copies will be filed with Grafton County and a copy will be given to the ZBA.

Martha Twombly announced the following events open to the public:

4/14/07 there will be a light bulb exchange program at the Bridgewater transfer station.

4/14/07 there is a conference in Londonderry on Saving Special Places.

4/23/07 DES will be holding a workshop at the Alexandria Town Hall.

**9:08 PM Ellie Lonske moved/Dick Cowern seconded a motion to adjourn. PASSED**

## **SUMMARY OF MOTIONS:**

**Curtis Mooney moved/ Dick Cowern seconded approving the minutes as amended. PASSED**

**9:08 PM Ellie Lonske moved/Dick Cowern seconded a motion to adjourn. PASSED**