



Town of Hebron
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Hebron Planning Board

APPROVED Minutes of Workshop 6/18/07

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

Others Present: none

Time Convened: 7:00 PM **Time Adjourned:** 8:50 PM

Next Meetings: 7/11/07 regular monthly hearing, no workshop in July, 8/1/07 regular hearing

Agenda:

1. Administrative Matters and Announcements
2. Final review of Subdivision Regulations
3. Discuss draft of Excavation Permits
4. Any other business that comes before the Board

Ellie Lonske, vice chair, convened the work session in Roger Larochelle's absence. She explained that the Subdivision Regulations were not to be discussed, as we are awaiting feedback from Engineer Paul Fluet.

Ms. Lonske called on Martha Twombly and Tom Gumpp to discuss their work on Excavation Permits. Ms. Twombly reported that State regulations are extensive and complex. She and Mr. Gumpp created the draft based on the model submitted by Curtis Mooney before he retired from the Board. The model by-law language has been rearranged to reflect the real-life sequence of actions with references to the RSAs. Mary Pinkham-Langer, the expert from the State, has replied to inquiries with useful language. No real progress has been made on the flow chart. Discussion from then on covered situations that do not or could not occur in Hebron so do not need to be elucidated. Articles were referenced and discussed for points such as when an excavation becomes commercial. Exceptions include when excavation is exclusively or incidentally for construction, roadways, landscaping or minor geographical adjustments. This evoked discussion on defining "minor."

A preliminary chart emerged from discussion:

<u>Private Excavation</u>	<u>Commercial Excavation</u>
Less than 1,000 cu yd = building permit	Less than 1,000 cu yd = excavation permit - no tax
Greater than 1,000 cu yd = building permit	Greater than 1,000 cu yd = permit + NH tax
(If moved off property = excavation permit)	

Further discussion covered building permits in Hebron, for which there are no time limits. This is under discussion with the Selectmen. Reclamation of disturbed areas should be included in all regulations. Builders and contractors will need to be educated, as property owners will expect them to be informed and responsible about local and State regulations. There was some discussion about whether the Selectmen could send a package about zoning, building permits, etc. when there is a transfer of land in Hebron. Operational standards and reclamation standards can be included with Building Permit instructions. David Wall asked if the Building Permit instructions or the Building Inspector include information about wetlands disturbance. Also the Selectmen's office or Town Clerk could send the homeowner a copy of the permit and incidental considerations if the contractor does the filing, and this could include wetlands and excavations regulations. Martha Twombly suggested including guidelines with tax bills. Mr. Wall pointed out that some definitions in the model by-law are not the same wording as current Zoning and Subdivision Regulations definitions. The Board must be sure to use Hebron's wording. The same rule would apply to anything that overlaps Hebron regulations.

Ellie Lonske suggested not scheduling a workshop in July due to busy schedules but Martha Twombly and Tom Gumpp could continue to work with Dick Cowern and/or the Board of Selectmen to refine the Excavation Permit draft. David Wall reiterated that informing property owners about regulations is important since they have the liability and have to be accountable.

Fees and Validity of the Excavation Permit were discussed, concluding with a proposed application fee of \$50 plus \$5 per abutter and expiration in two years.

**Ellie Lonske moved/Tom Gumpp seconded a motion in consideration of the date displacement of the July regular hearing to 7/11/07 due to the July 4th holiday, skipping a July workshop.
PASSED**

Adjourned by unanimous agreement at 8:50 pm.

SUMMARY OF MOTIONS

**Ellie Lonske moved/Tom Gumpp seconded a motion in consideration of the date displacement of the July regular hearing to 7/11/07 due to the July 4th holiday, skipping a July workshop.
PASSED**