



ACCEPTED AS WRITTEN 2/6/08

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Hebron Planning Board
Minutes of Hearing 12/17/07

Members Present: Charles Beno, Dick Cowern (Selectmen's representative), Tom Gump, Roger Laroche (chair), Ellie Lonske (vice chair), Martha Twombly (alternate), David Wall and Sheila Oranch (secretary).

Others Present: Bruce Barnard, David Goldthwaite, Suzanne Smith, Roger LaFontaine, Ed Gempka, Betsy Twombly and Phil Twombly.

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

Next Meetings: 1/2/08 monthly hearing, 1/9/08 second HEARING on Zoning Updates

Agenda:

1. Administrative Matters
2. Proposed Zoning Ordinance changes: Wetlands Protection Overlay Draft (WPOD)
3. Proposed Zoning Ordinance changes to Article IV: General Provisions.
4. Any other matters that come before the Board

Administrative Matters/Announcements

Roger Laroche welcomed the public, which included a quorum of the Conservation Commission, with Martha Twombly, chairperson, presenting the WPOD draft.

Proposed Zoning Ordinance changes: Wetlands Protection Overlay District (WPOD)

Martha Twombly gave an overview of the values of a Wetlands Protection Overlay District (WPOD). These include protection of aquifers and drinking water, protection against loss of lives and property from flooding, maintenance of vegetation for environmental and esthetic reasons, and preservation of wildlife habitats. She also reviewed the five kinds of wetlands specified in the language in the ordinance definitions and explained that the larger the setback, the more effective the Protective Wetland Buffer will be. The Board reviewed the tables of Permitted, Permitted by Special Exception and Prohibited Uses. There was discussion of whether management activities such as removal of invasive species in conjunction with the Department of Environmental Services (DES) would require a special exception. In Table 1 the section for "Uses NOT permitted in the Wetlands Protection Overlay District but permitted within the underlying district:" wording change suggested was to replace "the" with "any." The sentence "New construction of essential access ways and utility right of way easements, including power lines and pipelines if located and constructed as to minimize any detrimental impact to wetlands and wetland buffers;" wording change suggested was to insert "by special exception" after "pipelines" and there was discussion of added examples such as: "for the public good including but not limited to waterbars, culverts, boardwalks and foot bridges." In Table 2 Prohibited Uses, the second paragraph "Erection and/or construction of structures;" wording change suggested was to insert "dwellings and accessory" before "structures;". There was discussion about whether motorized, wheeled vehicles, off road motorized recreational vehicles, ATVs, motorcycles, etc. would need to be specified in the text as prohibited. Under G.4. wording change suggested was

that the Conservation Commission shall be copied on all applications for Special Exception in the Wetlands Protection Overlay District at the time of the application being received. This change would help to minimize delay in reviewing the material. In Table 3 Setback Requirements, there were minor typographical errors noted: a close-parenthesis instead of an apostrophe, bullet marks instead of asterisks in the footnotes, and Roman numerals II instead of the number 11 in the RSA.

8:38 PM the Planning Board adjourned for a break.

The Conservation Commission convened to vote on whether to accept the suggested changes.

David Goldthwaite moved/Ed Gempka seconded motion for the Conservation Commission to accept the suggested changes to the Wetlands Protection Overlay District (WPOD) proposed Zoning Ordinance text. PASSED

Ms. Twombly will edit the draft and send it to the Town Attorney for legal review.

8:45 PM the Planning Board reconvened

Article IV: General Provisions

The Board reviewed the text and no changes were suggested. Roger LaFontaine asked if there would be any language about contiguous areas, and the answer was there will not. Bruce Barnard asked whether the limit on disturbing not more than 10,000 square feet of steep slopes for construction purposes would apply to logging roads. The answer was that it would not.

David Wall moved/Chuck Beno seconded a motion to approve the proposed wording of the changes to Article IV: General Provisions as written. PASSED

Other Matters

Announcement of a second hearing 1/9/08 on updating the zoning ordinance will be posted on Town bulletin boards and the website, and published in newspapers. The updated text will be available in Town offices and on the website.

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

SUMMARY OF MOTIONS

PLANNING BOARD

David Wall moved/Chuck Beno seconded a motion to approve the proposed wording of the changes to Article IV: General Provisions as written. PASSED

Dick Cowern moved/Chuck Beno seconded a motion to adjourn. PASSED

CONSERVATION COMMISSION

David Goldthwaite moved/Ed Gempka seconded motion for the Conservation Commission to accept the suggested changes to the Wetlands Protection Overlay District (WPOD) proposed Zoning Ordinance text. PASSED