



Town of Hebron
PO Box 188
Hebron, NH 03241
Phone: 603-744-2631
hebronnh@metrocast.net

Hebron Planning Board
DRAFT Minutes of Hearing 3/5/08

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

Others Present: Val and Jack Scarborough, David Lorrey, Mark Whittemore, Erik Newman, Bill Robertie, Alan Barnard, Dan Wolfe, Ron Ward, Ken Lonske, Jack Mudge, Jim Ingram.

Time Convened: 7:00 PM **Time Adjourned:** 9:25 PM

Next Meetings: 3/17/08 work session, 4/2/08 monthly hearing

Agenda:

1. Administrative Matters
2. Approve minutes of 2/6/08
3. Continuance of Jaques ET AL subdivision and boundary adjustment applications
4. Site Plan final approval request for Newfound Marina
5. Site Plan review for Camp Berea, Tax Map 19A, Lot LVP-12 to add three 48-bed cabins
6. Informational for Tax Map 8, Lot 6 of 15 acres owned by Lee Mogil.
7. Any other matters that come before the Board

Administrative Matters/Announcements

Roger Larochelle made introductions, reminded everyone to sign in and reviewed the agenda.

Review of Minutes

**Chuck Beno moved/ Dick Cowern seconded accepting the minutes of 2/6/08 as written.
PASSED**

Jaques ET AL subdivision and boundary adjustment

Alan Barnard requested a continuance to 4/2/08 which was granted.

Site Plan final approval request for Newfound Marina

Bill Robertie, Alan Barnard and Erik Newman (attorney) represented the marina. They submitted copies of the permits granted, the approval signed by the Governor's Council showed the plan and answered questions. In response to questions about surety, they said this is a private project and the Town has no liability if it is incomplete. The number of parking spaces has been reduced, at the request of DES, to protect sensitive wetlands. The State maintained that parking on North Shore Road is a historic use and if anyone objects they can request the Board of Selectmen to petition the State to post "no parking" on one side of the road. Continuing the historic use of providing public access and service to the public is a condition of the State's approval. Ground breaking must begin by April 2nd as the old shop has to be removed before the lake ice melts. After discussion, a motion to grant final approval with conditions was submitted.

Chuck Beno moved/Ellie Lonske seconded a motion to grant final approval to the Newfound Marina site plan, which the Chairman will sign and seal, with the following conditions:

- 1. The Planning Board shall receive an official Mylar copy of the “as done” plan.**
- 2. The Planning Board shall receive a copy of the Owners’ Covenants.**
- 3. The Planning Board shall receive a copy of the bankruptcy court’s approval.**
- 4. The Planning Board Chairman will sign and seal the final updated Plan.**

PASSED

Site Plan review for Camp Berea, Tax Map 19A, Lot LVP-12

Ron Ward (executive director) was accompanied by two members of the Camp’s board: Jim Ingram (a construction agent) and Dan Wolfe (a professional engineer licensed in NH) whose children are third-generation campers at Berea. They mentioned that the final plan will be submitted by Tim Peloquin (PE) of Promise Land Surveying. They came prepared to give an overview, request review of the application for completeness and to schedule a hearing. Mr. Ingram gave the overview beginning with septic system approvals from the State. The three proposed additional cabins would bring total occupancy up to 490. The site capacity is 24.7 and can handle 24,667 gallons per day. The additional cabins would bring estimated flow to 17,000 gallons per day. He showed proposed placement of structures on the lot and slopes for the buildings, on a map done by Kevin French. Mr. Ingram then went down through the Site Plan requirements check list to get feedback on what else is needed, and answered more questions. He described leech field drainage, surface and swale topography, the 4-foot stone ditch with 8-inch perforated pipe that was installed. Drainage flows away from the lake towards an additional 19-acre lot owned by the Camp. The Camp owns 1270 feet of shoreline on Newfound Lake its Board of Directors has a policy of being extremely careful about environmental issues. Parking overflow for transition days is on the soccer fields. He showed the possible build-out and timing over the next several years if the Camp proceeds with constructing a larger chapel and/or dining hall. Camp Berea is a 501.c.3 charitable institution. Mr. Larochelle said all non-residential properties and all site plans must be treated the same as commercial properties regardless of tax status. Land use regulations are not concerned with forms of ownership.

Mr. Larochelle then asked if there were comments from members of the public.

Jack Mudge, abutter, said he is a third-generation Hebron resident, his family came in 1963. He said he was also representing his aunt and uncle the Sycamores. Their family has always heard the camp/campers and after their complaints the loud speaker systems were used less. Adding 148 campers will increase noise. Also, having 1,400 people with all those cars going through the neighborhood and using Town roads will greatly impact land values. Furthermore, they can see into the camp and the campers can see them. There is always a buzz from the property, all year. People walk out onto the lake and up nearby roads, so there is trespassing and litter. If the new buildings were proposed to be put on the new land instead of being so close to the property line, it would not be so objectionable. He strongly objects to the current site plan proposal.

Valerie Scarborough, abutter, said she and her brothers are co-owners of a house on Crystal Spring Road. There has been a steady stream of traffic. Last summer they found vast quantities of zip lock bags with paint balls all around their property and road. Many people have been trespassing and that will increase. They are very concerned.

Jack Scarborough, abutter, said he is a certified State water operator/technician. He feels the impact on the aquifer of another almost 150 campers, with the gallonage coming out and then going back in as septic waste will have a substantial impact on the shoreline and water supply.

There is at least one well on Crystal Spring Road that already ran dry. Also, there will be significant storm water run-off from new development.

Ellie Lonske asked whether Camp Berea pays any taxes to the Town. The answer was “no.” If such a camp is neither residential nor commercial, then what is it? It doesn’t fit into the 2005 Master Plan and is not covered by the Town’s land use regulations. But good land use planning should apply no matter what it is.

Tom Gump commented that with the three additional buildings, at any given time there will be more people in Camp Berea than in all of Hebron. Will the Town need more fire equipment, more police, or more road services?

Roger Larochelle asked everyone to consider all kinds of the potential loads to the Town in this expansion. The question this night is whether there is sufficient quantity and quality of information to accept the application.

Chuck Beno said the Board will want input from the Fire Chief and Police Chief.

Ron Ward said the last time they went through the site plan process, they had the same request and the Fire Chief had suggestions which resulted in some upgrades.

Roger Larochelle explained that requesting input from Town services is now understood to be properly a function of the Planning Board, not the applicant.

Ellie Lonske asked for consideration of regional impact, increased load of West Shore Road traffic flow (which the State DOT should review) and abutting towns which may have input. Any discussion of regional impact should be held after notification to those towns.

David Wall said there will be taxpayer concerns about the impact on the Town. An Environmental Impact Study (EIS) should also be requested and the Planning Board should request a third-party analysis of possible impact on the aquifer.

Chuck Beno suggested an objective review of parking capabilities and asked the Camp Berea team if they would create an overlay of how parking could/would be laid out. They agreed.

Martha Twombly asked how the Planning Board can apply Town regulations to a camp situation. How does it judge setbacks, for example? How is this camp the same or different from other camps in Hebron?

Chuck Beno said he would want the Planning Board to consult legal counsel as well.

Roger Larochelle explained that this is the first big site plan to come in for review since the Master Plan was published. Everything must be seen through that lens now.

Dick Cowern expressed concern for the impact of traffic in winter.

Roger Larochelle asked Ron Ward their timetable for the review.

Ron Ward said that they regard one cabin as urgent. The other two can be processed separately. They are currently turning away campers and expect as families grow the demand will also.

Jack Mudge said his objections are mostly a question of position. He would not object so much if the plan were to put the additional cabins on the new land, away from his property.

Jack Scarborough agreed with that statement.

Roger Larochelle discussed additional items the Planning Board will want to see: EIS, parking, noise control planning, and an aquifer impact study. Lighting is not an issue as that was modified as part of the last update. He asked if the State required fire sprinklers. Ron Ward said they did

not. There was some discussion of environmental engineering companies Camp Berea might use. Mr. Larochelle said the Planning Board was not ready to vote on the completeness of the application yet. Ron Ward requested continuance to 4/2/08, which was granted, so the abutters would not have to be notified again.

Informational for Tax Map 8, Lot 6 of 15 acres owned by Lee Mogil

David Lorrey, realtor, and Mark Whittemore, prospective buyer, requested feedback on a proposed three-lot subdivision. The Whittemores would like to build a house on one lot and provide lots for their two teenage children to eventually build vacation homes on the others. The existing survey map was not sufficiently detailed to determine even hypothetically whether six acres of usable land could be proved on the lot. Subdivision regulations now require 2-foot contours and indication of setbacks from wetlands and exclusion of very steep slopes. The question arose whether this lot could be subdivided at all, given that it was part of a previous subdivision that created a land-locked lot with no road frontage behind it. Where Range Road is a Class VI road, they could not get a driveway permit. If they improved the first 150 feet of Range Road to a Class V road, would that fulfill the requirements? What impact would the deeded right of way for the back lot have on driveway permits? There are many questions. The Board suggested that asking Alan Barnard, who knows the property well, might be helpful. Mr. Whittemore and Mr. Lorrey thanked the Board for its time and feedback.

Other Matters

Sheila Oranch announced that she will be away the first week in April and the Board will need a substitute secretary for the April 2nd hearing.

The agenda for the 3/17/08 work session will include:

1. Review of possible changes to the Subdivision Regulations in relation to proposed Zoning Ordinance changes.
2. Update of the Rules of Procedure to include destruction of notes for minutes and new handling of minutes to more nearly comply with Freedom of Information Act guidelines.
3. Continued presentation of materials obtained at the Land Use Clerks Works seminar.

Ellie Lonske moved/Chuck Beno seconded a motion at 9:25 PM to adjourn. PASSED

SUMMARY OF MOTIONS

Chuck Beno moved/ Dick Cowern seconded accepting the minutes of 2/6/08 as written. PASSED

Chuck Beno moved/Ellie Lonske seconded a motion to grant final approval to the Newfound Marina site plan, which the Chairman will sign and seal, with the following conditions:

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