



Town of Hebron
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Hebron Planning Board
Minutes of Hearing 5/7/08

Members Present: Chuck Beno, John Dunklee (Selectmen's representative), Roger Larochelle (chair), Ellie Lonske, Martha Twombly (alternate), Joe Hogan (alternate), Mitch Manseau (alternate) and Sheila Oranch (secretary). [David Wall had a planned absence.]

Others Present: none.

Time Convened: 7:00 PM **Time Adjourned:** 8:48 PM

Next Meetings: 5/19/08 meet & greet at Alexandria Planning Board, 6/4/08 monthly hearing

Agenda:

1. Administrative Matters & Announcements
2. Elect Chair and Vice Chair
3. Review minutes of 4/2/08 and 4/21/08
4. Continuance of Jaques ET AL subdivision and boundary adjustment applications
5. Lee Knight lot merger at 82 and 72 Panorama Lane, Tax Map 20, Lot 1, sub-lots 8 and 10.
6. Subdivision Regulations discussion
7. Any other matters that come before the Board

Administrative Matters/Announcements

Roger Larochelle reviewed the agenda, added election of officers and in David Wall's absence Martha Twombly was asked to step up as a voting member.

Election of Officers

John Dunklee called the meeting to order and asked for nominations for Chairman of the Board.

Chuck Beno moved/Ellie Lonske seconded nomination of Roger Larochelle as Chair.
PASSED

Chuck Beno moved/Martha Twombly seconded nomination of Ellie Lonske as Vice Chair.
PASSED

Introductions

Mr. Larochelle asked each person present to give a brief introduction with some background about time in Hebron and experience or interests relevant to serving on the Planning Board.

Roger Larochelle- on the Planning Board almost four years and will be chair a second year. He is a land-use and conservation management professional, works in Holderness on Squam Lake and is serving as a commissioner on the Lakes Region Planning Commission (LRPC).

John Dunklee- a Hebron resident since 1960, current Chair of the Board of Selectmen, is the new Selectboard representative to the Planning Board, and his trade is electrician/electrical contractor.

Mitch Manseau- new Planning Board alternate, Hebron resident less than a year, prior resident of Campton, with experience in: municipal management consulting, prior town manager, ZBA, and CIP (capital improvement planning) experience. He will be happy to chair the CIP committee.

ADOPTED AS SUBMITTED 6-4-08

Joe Hogan- new Planning Board alternate, Hebron resident 21 years, works as a building contractor, no prior board experience, but it runs in the family.

Martha Twombly- most senior Planning Board alternate, Hebron resident full-time more than two years, spent summer and winter time in Hebron her whole life, prior environmental planner on Cape Cod, current Conservation Commission chair, Newfound Lake Region Association (NLRA) program director and is a commissioner on the Lakes Region Planning Commission (LRPC).

Chuck Beno- resident in the Newfound Lake area since 1972, in Hebron since 1999, background in geology and worked as a public school science teacher, main occupation is developing and managing low-income housing, primarily for seniors.

Ellie Lonske- resident in Hebron since 1967 part-time, since 2001 full-time, has served on the Planning Board for three years, this will be her second year as Vice Chair, compiled and edited the 2005 Master Plan.

Sheila Oranch- resident in Hebron four years, owner of Coppertoppe B&B, secretary for the Planning Board since 2005, filled in as secretary for ZBA, Conservation Commission and Historic District Commission for about a year; active on Hebron Energy Efficiency Committee. Prior experience marketing, administrative management, adult education, and non-profit fund raising.

7:15 PM Chuck Beno was excused to attend another meeting. Joe Hogan was asked to step up as a voting member.

Announcements

Mr. Larochelle announced that the 5/19/08 work session will be replaced by a “meet and greet” with the Alexandria Planning Board at 5:30 PM at the Alexandria Grange Hall. All are invited. Roger Larochelle and Martha Twombly agreed to attend.

John Dunklee announced that there is a new computer in the land use room and the email address is hebronlanduseboard@metrocast.net. The printer should be functional now.

Review of Minutes

**Ellie Lonske moved/John Dunklee seconded accepting the minutes of 4/2/08 as written.
PASSED**

**Ellie Lonske moved/John Dunklee seconded accepting the minutes of 4/21/08 as written.
PASSED**

Jaques ET AL subdivision and boundary adjustment

Alan Barnard had requested a continuance to 6/4/08 which was granted.

Lee Knight lot merger at 82 and 72 Panorama Lane, Tax Map 20, Lot 1, sub-lots 8 and 10.

Mr. Larochelle referenced the Planning Board’s 12/5/07 decision to deny acceptance of the lot merger application due to the possibility of creating a non-conforming lot and to refer Mr. Knight to the ZBA. The ZBA ruled that the second structure did not count as a dwelling according to the definition in the zoning ordinance (both notices on file). After review of the relevant documents and application materials for completeness, Mr. Larochelle called for a motion.

**Ellie Lonske moved/Martha Twombly seconded a motion to accept the application by Lee Knight for a lot merger at 82 and 72 Panorama Lane, Tax Map 20, Lot 1, sub-lots 8 and 10.
PASSED**

Mr. Larochelle then called for discussion of the merits of the application. In light of the ZBA ruling, discussion was limited to who would have authority responsibility to enforce the conditions of approval and how monitoring might be done. John Dunklee said the tax card would be notated for the merger and any future building permits would be considered in that context.

ADOPTED AS SUBMITTED 6-4-08

Ellie Lonske moved/Martha Twombly seconded a motion to approve the application by Lee Knight for a lot merger at 82 and 72 Panorama Lane, Tax Map 20, Lot 1, sub-lots 8 and 10 on the basis of the conditions specified in the Zoning Board of Adjustment's decision of April 15, 2008, with reference to the Planning Board letter to Lee Knight of April 12, 2008 and the Notice of Decision and pertinent portion of the minutes (page 2) from the Planning Board hearing of December 5, 2008. PASSED

Other Matters

Ellie Lonske proposed that the Hebron Planning Board accept the State model excavation permit regulations based on RSA 155-E:1 with the only change being the addition of the name Hebron. Review and proof reading will be done by Email and public hearing will be noticed for June 4th.

Roger Larochelle reported that Mr. Delaney, developer of the proposed Ridgewater Commons subdivision had written to Paul Fluet, the engineer being consulted by the Town of Hebron, for an opinion on road design. Mr. Fluet referred the inquiry to the Hebron Planning Board. The ZBA has an application related to this situation that it will rule on at a hearing scheduled for 5/13/08.

Tom Gump has sent a nice letter declining another term on the Planning Board to focus his energy on his work with the ZBA.

Elaine Gump will be resigning as assistant in the Selectmen's Office but will continue helping until a replacement can be found. The job will be posted and advertised.

The Camp Berea informational about a Site Plan review to add buildings that the Planning Board referred to the ZBA is being researched to determine if there are any grounds for an appeal.

The Selectmen's Office received an inquiry from Camp Wicosuta about whether they need a Site Plan Review to move a play structure away from the septic area. The wooden structure is 64 feet long and needs professional installation. They will need a Building Permit to begin with. The conclusion was that they can come in as an informational presentation and the Planning board can waive the Site Plan Review if everything looks okay. Mr. Larochelle instructed the Secretary to inform them of their options.

The Thistles' appeal for a variance for the Whip-O-Will development was granted by the ZBA.

Roger Larochelle reported on his attendance at the NH OEP Workshop in October 2007. There were many discussions about variances from planning boards. On any waivers or variances for subdivisions or other applications, the applicant has to demonstrate hardship, whether financial, topographical or otherwise, and the hardship must be substantial.

Martha Twombly presented a concept picture from the Conservation Commission for a sign for the Hebron Town Forest. Consensus was that it is tasteful and consistent with Hebron's character.

John Dunklee moved/Joe Hogan seconded a motion at 8:48 PM to adjourn. PASSED

ADOPTED AS SUBMITTED 6-4-08

SUMMARY OF MOTIONS

**Chuck Beno moved/Ellie Lonske seconded nomination of Roger Larochelle as Chair.
PASSED**

**Chuck Beno moved/Martha Twombly seconded nomination of Ellie Lonske as Vice Chair.
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**Ellie Lonske moved/John Dunklee seconded accepting the minutes of 4/21/08 as written.
PASSED**

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