

**MINUTES OF November 5, 2008 ADOPTED AS WRITTEN 12/3/08**



**Town of Hebron**  
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**Hebron Planning Board**  
Minutes of Public Hearing 11/5/08

**Members Present:** Roger Larochelle (chair), Ellie Lonske (vice chair), John Dunklee (selectman), Chuck Beno, Martha Twombly (alternate), Mitch Manseau (alternate), Joe Hogan (alternate) and Sheila Oranch (secretary).

**Others Present:** Bruce A. Barnard

**Time Convened:** 7:05 PM    **Time Adjourned:** 9:34 PM

**Next Meetings:** 12/3/08 hearing; 1/7/09 hearing

**Agenda:**

1. Administrative Matters and Announcements.
2. Review minutes of prior meetings for additions, corrections and adoption.
3. Continuance of Jaques ET AL subdivision and boundary adjustments.
4. Continuance of Hebron Country Estates Lot Line Adjustments
5. Subdivision Regulations public hearing. (Copies available in Selectmen's Office.)
6. Camp Berea request for rehearing
7. Any other matters that come before the Board.

**Administrative Matters/Announcements**

Roger Larochelle appointed Martha Twombly a voting member in David Wall's absence.

John Dunklee announced that he would not be present for the next hearing on December 3, 2008 and John Matthews would represent the Selectmen. He also mentioned that any warrant articles the Planning Board might wish to submit in January should be heard in December.

After brief discussion the Board consensus was that a workshop will not be needed in November.

**Review Minutes**

There were no comments or corrections to the published draft of the minutes from 10/1/08.

**Chuck Beno moved/Ellie Lonske seconded a motion to adopt the minutes of the October 1, 2008 hearing as submitted. PASSED**

**Jaques ET AL**

Roger Larochelle announced that Alan Barnard had again requested a continuance as the updated agreement is still under discussion. John Dunklee reported progress and an expectation that the easement will be signed by December. Continuance was granted.

**Hebron Country Estates Lot Line Adjustments**

Alan Barnard had sent a message requesting another continuance. Roger Larochelle said he will not continue this and when they are ready to take it up again the abutters will be notified and they will start from scratch.

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### **Camp Berea request for rehearing**

An attorney representing the camp sent a letter explaining that not all the abutters had been notified for the ZBA hearing, so they can't go forward. They would like to go back to "square one" and come to the Planning Board in December. Mr. Larochelle said the administrative process has not changed, so they will be told they have to go to the ZBA for a change of use variance. They also have to submit a complete list of abutters.

### **Subdivision Regulations**

Ellie Lonske presided over the public hearing of proposed Subdivision Regulation changes. She welcomed Bruce Barnard for public comment. She gave the history of the process and explained that the current draft had gone through legal review with Town Counsel. Mr. Barnard said he had a couple of comments, particularly on the sections for roads and driveways. The next hour was taken with detailed discussion of particular points, which were well taken. Ms. Lonske will edit the document and send it to all Board members for review. If there are no further substantial changes, the Board will vote to adopt the updated version at the December 3, 2008 meeting.

### **Other Matters/Announcements**

Ellie Lonske asked if there has been any response to Mr. Larochelle's letter of 11/23/08 to the Delaney family about the Roger's Ledge West application. No reply has been received to date.

## **SUMMARY OF MOTIONS**

**Chuck Beno moved/Ellie Lonske seconded a motion to adopt the minutes of the October 1, 2008 hearing as submitted. PASSED**

**Chuck Beno moved/John Dunklee seconded and the meeting was adjourned at 9:34 PM.**

Respectfully submitted,  
Sheila Oranch  
November 10, 2008