

ADOPTED MINUTES OF January 26, 2009



Town of Hebron
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Hebron Planning Board
Minutes of Public Hearing 1/26/09

Members Present: Roger Larochelle (chair), Ellie Lonske (vice-chair), John Dunklee (selectman), David Wall, Richard Cowern (alternate), Mitch Manseau (alternate), and Joe Hogan (alternate).

Others Present: Dan Merritt (building inspector), Kirk Phelps, Ben Hall, Rima Hall.

Time Convened: 7 PM **Time Adjourned:** 8:45 PM

Next Meetings: 2/04/09 hearing, 2/16/09 work session;

Agenda:

1. Administrative Matters and Announcements.
2. Review minutes of prior meetings for additions, corrections and adoption.
3. Final Public Hearing of proposed Zoning Ordinance amendments.
4. Informational for subdivision of Phelps property on Pike Hill Road.
5. Any other matters that come before the Board.

Administrative Matters/Announcements-Joe Hogan appointed voting member for this meeting.

Review Minutes

Minutes of January 7, 2009 to be taken up at next meeting.

Discussion of Proposed Zoning Ordinance amendments

Ellie Lonske led the discussion of the proposed changes, which have been noticed and published. There being only the editorial changes of adding a date and truncating the sentence in the Article II definition of Building after "roof," there was consensus that the document was ready for consideration of approval.

John Dunklee moved/ Ellie Lonske seconded a motion to take all changes simultaneously. PASSED unanimously. David Wall moved/ Joe Hogan seconded a motion Approve the Proposed Zoning Amendments. PASSED unanimously.

Informational on Kirk Phelps proposed subdivision on 32.25 acre lot on Pike Hill Road.

Kirk Phelps, landowner, was joined by Alan Barnard, surveyor, and Ben and Rima Hall, prospective owners of proposed smaller lot to be created, provided an overview of his proposal to create a 3-acre lot with frontage on Pike Hill Road, a Class V Summer Cottage Road. Discussion ensued about the precedence of subdividing on a Class V road, and that a note would need to be added to the plan regarding maintenance of the road. A request was made to notice all abutters along Pike Hill Road once the application is brought forward for consideration. Kirk will contact Highway Supervisor, Police Chief, and Fire Chief for input. Kirk was asked to also arrange a meeting with Selectmen.

Motion to Adjourn moved by Ellie Lonske, seconded by John Dunklee; approved 8:45.

Respectfully submitted, Roger Larochelle, chair and acting secretary.