

MINUTES OF September 1, 2010 ADOPTED AS WRITTEN 10/6/2010



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Hebron Planning Board
Minutes of Public Hearing 09/01//2010

Members Present: Ellie Lonske (chair), Roger Larochelle (vice chair), John Dunklee (Selectman), Chuck Beno (member), Mitch Manseau (member), Joe Hogan (alternate), Arthur Cummings (alternate) and Sheila Oranch (secretary).

Others Present: Curt Mooney (Selectman and alternate Selectmen's representative to the Planning Board), Tom Gumpp, Alan Barnard, Bruce Barnard, and Bob Bengtson (Camp Mowglis).

Time Convened: 7:00 PM **Time Adjourned:** 7:53 PM

Next Meetings: September 20, 2010 work session, October 6, 2010 regular 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. Convex LLC (Cilley Brook) Subdivision road review.
5. Informational update on 10/5/09 Camp Mowglis info to add one unit for staff housing/alumnae.
6. Any other matters that come before the Board.

Administrative Matters/Announcements

Ellie Lonske acknowledged the public and asked Board members/alternates to introduce themselves and noted that Martha Twombly (alternate) was on vacation. Ms. Lonske announced that the Delaney appeal had moved to the N.H. Supreme Court. There will be a work session 9/20/2010 to consider Subdivision Application Checklist and other work.

Minutes of 8/4/10 were reviewed and corrections to the spelling of Larochelle and Gerry Wall noted.

Chuck Beno moved/Roger Larochelle seconded a motion to adopt the minutes of 8/4/10. PASSED

Continuance of Jaques ET AL

Alan Barnard was present to report that all the agreements needed to move the road had been signed. He submitted copies of the files on CD for the record. He requested continuance to October 6, 2010 and will then submit the abutters list for the November 3rd hearing. He donated a copy of the Local Government Center recommendations on board alternates voting. Ms. Lonske said she will read them and consult with Town Counsel when considering whether to bring the topic to the Board for a policy discussion.

Convex LLC (Cilley Brook) Subdivision road review

Ms. Lonske announced that consideration of the issue has reverted to the Board of Selectmen.

Informational update on Camp Mowglis

Bruce Barnard and Bob Bengtson were present to represent the Camp. Bruce reviewed the information from 10/5/09 and explained the hoped-for donation has come to fruition so they can move forward. He presented a survey from the 1930's by Keniston, a survey of Evans Road by BSAI, a map by Anderson Nichols with building locations and stated he can also do a gps location map. The next step would be to add one building near the shoreline for senior staff members, teachers who may offer music or other

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skilled lessons to campers and alumnae/donors who may be invited to return and relive the camp experience briefly after the regular season to help inspire them to further support the camp. He showed the best type of map available with the proposed structure outlined in yellow; photographs of the area with the proposed building site staked out for 24 x 28 feet; and the area for a proposed septic system to serve a two-bedroom, seasonal cottage. All proposed construction is more than 50 feet from the lake's "public reference line" commonly called the "high water line." Since this is a State impounded lake, he takes the State reading for water elevation from which to measure. Chuck Beno asked what Building 36 on the map is—it is a pump house. Ellie Lonske asked for the orientation from the boat house and other existing structures. Bruce Barnard noted that there is a non-designated brook on the land, which is not near the proposed building. The Camp is in the process for State permits. John Dunklee asked the distance from the boat house to the new structure. Bruce Barnard said it is more than 50 feet. He said they are asking for guidance from the Planning Board about how extensive a Site Plan Review is needed to be able to get approval conditional on State approvals. Ms. Lonske polled the Board for what they would want to see to consider the application complete. Chuck Beno said there is plenty of objective information on the maps and Bruce Barnard will locate the building footprint on the relevant map. John Dunklee asked if the building will have its own septic system. Bruce Barnard said yes, and test pits have been dug beyond the ball diamond. The system will have to be slightly elevated because of the soils formula in the area. Joe Hogan asked if it would be a pumped system or gravity—it will be pumped. Mr. Dunklee asked about parking. Mr. Barnard said there will be just enough area to turn around. Roger Larochelle said his only concern is the guideline standards about accepting an application as complete when not all information is present. Should the Board assume if there is a PE (professional engineer) stamp on a map that is adequate? Should they have at least a Site Plan stamped and verified and all the checklist items accepted or waivers requested? Ms. Lonske said she will also want to see exact distances and setbacks. The Board needs to raise the question of precedent, which does not indicate a strong concern, about a guest house to raise funds when considering how similar camps have buildings rented to the public year-round. Bob Bengtson said the original purpose of the building is to house mature teachers rather than having them stay in dorms with the campers. The second purpose after camp ends is to offer alumnae a chance to again experience camp at the lake to inspire them to donate to the camp. They want to honor the gift primarily by fulfilling the original purpose. This is the first opportunity since 1903 to build something. Bruce Barnard noted that the water system is seasonal. Any use beyond these intended would have to come back as a Change of Use. He noted that Site Plan Review regulations required that the perimeter be surveyed, not a detailed survey. Anyone can measure distances and there is no license required to operate a tape measure. Ms. Lonske said as long as distances are shown on the Plan it is acceptable. Mr. Barnard said for the SPP (Shoreland Protection Permit) the Plan must show all distances, every tree placement, etc. Mr. Larochelle asked for clarification of whether the Keniston survey is proposed as the perimeter survey. Mr. Barnard said yes. It is on file at Grafton County. Ms. Lonske said the proposed building is so far from any property line, it is not an issue. Mr. Bengtson showed the original Wendell Keniston and updated survey map. Mitch Manseau mentioned camps and permitted use. Ms. Lonske again asked if everyone was satisfied. Chuck Beno said to be consistent with other recent Site Plan Reviews the Board needs information about drainage permeability. He also asked whether the building will have an up-to-date fire alarm system and was told, yes, the State requires it. Ms. Lonske asked them to include landscaping, dark sky lighting and other esthetic concerns.

Ms. Lonske asked if there were any comments from the Public.

Alan Barnard commented that to protect the Board because there is no pattern of continued expansion, they may want to waive some of the requirements. It can be conditional that any further changes will require a full Site Plan. He suggested a Site Walk. Bruce Barnard said that would be welcome and he will inform the Board when the septic system, etc. are staked so they can schedule a visit. He asked that the minutes be copied to him and Mr. Bengtson so they can review the Board's concerns.

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Additional Matters

Ms. Lonske went through the in-basket for the Board. Items included: a map from Crail Holdings copied to the Board per RSA with a survey on a foreclosed property; an Environmental News report on rock blasting; David Wall's letter of resignation and personal note; The Law Lecture Series topics ; a note about Larry Kill's property; a copy of the press release from Meredith's "Don't "P" in the Lake" initiative to eliminate phosphate-based fertilizer and persistent pesticides; a news clip about strengthening off-road vehicle laws; an American Planning Association publication about "green" topics; a Guide to Responsible Lighting; a historical review form for Spectacle Pond; and LRPC CDs and DVDs about Workforce Housing (Mitch Manseau is Hebron representative). Land use materials and other items are shelved for reference in the bookcase with the RSA books and Minutes binders.

Sheila Oranch brought up a topic which had been suggested to her by Bruce Barnard about making all land use Board files in order by Tax Map number rather than alphabetical by owners' names or other systems. Tom Gump said a database like Paper Tiger would easily handle the data so files could be cross-referenced to owners' names or case numbers. Mr. Dunklee said he would bring up the subject with the Selectmen and possibly arrange a meeting of the Board chairs to discuss whether to proceed.

7:53 PM Chuck Beno moved/John Dunklee seconded a motion to adjourn. PASSED

SUMMARY OF MOTIONS

Chuck Beno moved/Roger Larochelle seconded a motion to adopt the minutes of 8/4/10. PASSED

7:53 PM Chuck Beno moved/John Dunklee seconded a motion to adjourn. PASSED