

MINUTES of June 2, 2010



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Hebron Planning Board

Minutes of Public Hearing 6/2/2010

Members Present: Ellie Lonske (Chair), John Dunklee (Selectmen's representative), Chuck Beno, David Wall, Joe Hogan (alternate) Arthur Cummings (alternate)

Others Present: Dan Merritt (Compliance officer)

Time Convened: 7:04 PM

Time Adjourned: 7:55 PM

Next Public Hearing: July 7, 2010 **Next Work Session:** June 21, 2010

Agenda:

1. Administrative Matters and Announcements.
2. Review minutes of prior meeting for additions, corrections and adoption.
3. Continuance of Site Plan Application for Hebron Boat Sales, Bill Robertie.
4. Continuance of Subdivision Application for Jaques et al
5. Any other matters that come before the Board.

Administrative Matters/Announcements:

Roger Larochelle had asked for an excused absence. In his place, Joe Hogan became a voting member.

Roger's Ledge West – Some members will attend the Appeal hearing being held in Grafton County Courthouse June 9th at 11:00.

Updates: David Wall and Roger Larochelle are in the process of writing a Subdivision application checklist, and will bring their recommendations to the Board at a later date.

Work sessions: The June work session will be held on Monday, June 21st at 7:00 pm in the church basement to review the Recommendations of the 2005 Master Plan. A notice will be put in the "Hebron Column" in the Record-Enterprise to encourage as many tax payers as possible to attend this meeting and participate in the process of updating the Master Plan Vision Statement. Martha Twombly and Arthur Cummings have volunteered to help with refreshments.

Chuck Beno and Joe Hogan will work on Site Plan Review. Questions raised: Should we make it like the State model with modifications? Wording is an important issue.

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Chuck Beno asked about summer workshops. Ellie suggested that the July and August workshops be conducted as part of regularly scheduled meetings as time permits.

Review Minutes:

David Wall moved and Chuck Beno seconded a motion to adopt the minutes of 5/5/2010.

PASSED

Hebron Boat Sales Site Plan Review Application:

Bill Robertie could not attend the meeting but asked the Planning Board to go ahead with its decision. A motion to deny the Hebron Boat Sales Site Plan Review application for a Change of Use because the Hebron Zoning Ordinance (ZN3) defines "Lot" to mean "an area of land capable of being occupied by one principal structure or use and its accessory structures or uses for one particular purpose as shown and identified as such on a plat". To convert a Lot from residential to commercial use, making the residential use accessory to the commercial use is not permitted.

David Wall moved and Chuck Beno seconded a motion to deny.

PASSED

Application:

Jaques et al. Alan Barnard sent a letter to Ellie Lonske asking for continuation due to his recent surgery. There is some concern that it has been four years since the original application. The continuation was granted to July 7.

Dan Merritt spoke to the Board concerning Kevin Brown, the Alexanders' grandson, who is operating a cooperative farming business. He is primarily concerned with the fact that the original application did not mention selling shares or raising chickens and wondered if a "site plan review" was now in order. Since none of the Boards (Historic District Commission, ZBA, Planning Board) involved are concerned, it was decided to just see how things develop.

Summary of Motions 6/2/2010

David Wall moved/Chuck Beno seconded to deny the Hebron Boat Sales Site Plan Review Application.

PASSED

The meeting was adjourned at 7:55 P.M. Moved by John Dunklee,
Seconded by Chuck Beno.

Respectfully submitted,

SUSAN W. JACKSON

Secretary of the Hebron Planning Board (Pro Tem)