

These minutes may be amended at a future hearing. Any changes will be included in the minutes of that meeting.

MINUTES OF 2/4/2015



Town of Hebron
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Hebron Planning Board Minutes of 2/4/15

Planning Board Members Present: Roger Larochelle (Chair), Karl Braconier (Member), Chuck Beno (Member), Ellie Lonske (Select Board), Mitch Manseau (Member), Dan Merritt (Alternate), Arthur Cummings (Alternate),

Planning Board Members Absent: none

Others Present: Gordon Matthews, Boyd Smith (Newfound Lake Region Association)

Time Convened: 7:00 p.m. **Time Adjourned:** 8:20 p.m.

Next Meeting: March 4, 2015

Next Regular Meeting: June 4, 2014

Agenda:

- 1) Administrative Matters and Announcements
- 2) Matthews Site Plan proposal-preliminary
- 3) Boyd Smith (NLRA) third phase of Watershed Master Plan
- 4) Any other matters that come before the Board

Chair Roger Larochelle opened the meeting at 7:00, welcoming Boyd Smith from the NLRA. Minutes of January 7, 2015 were not considered for approval as there were a couple of blanks, to be considered at the next meeting.

Gordon Matthews had some questions regarding a Minor Site Plan application for his home/farm/butcher shop on Groton Road in Hebron. The Board instructed Mr. Matthews to fill in a Site Plan Application, provide a description of the project, including the current

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conditions and those proposed, provide a sketch of the parcel indicating buildings and property lines. Mr. Matthews said his son is handy with maps and a scale, so they should be able to come up with something. A list of abutters will be needed to notify interested parties of the hearing when we get to that stage.

Boyd Smith, Executive Director of the Newfound Lake Region Association, offered a presentation on the third phase of the Newfound Watershed Plan, which is implementation of the Plan. Boyd shared a series of slides that produced a “co-occurrence” map that clearly identifies conservation priorities. Factors such as the Wildlife Action Plan, aquifers, stream buffers, unfragmented blocks of land, etc. were taken into consideration. In Boyd’s words, “It’s all about water quality.” A discussion ensued about our Zoning Regulations. Chuck Beno mentioned that the Board welcomes direct input on how we can improve our Regs. Roger pointed out that the Board has completely rewritten all the Regs over the last five years and that we are in relatively good shape. The Board provided Boyd with a copy of our Regs. Boyd left a thumb drive with the data that was presented. Roger thanked Boyd for taking the time to make the presentation and for the partnership, we all have a vested interest in ensuring that development does not impair our natural resources and quality of life.

**Chuck Beno moved, and Mitch Manseau seconded the motion to adjourn the meeting.
All agreed at 8:20 p.m.**

Respectfully submitted:

Roger Larochelle, Chair