

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



Town of Hebron
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Hebron Planning Board
Minutes of Meeting December 6, 2017

Planning Board Members Present: Mitch Manseau (Member), Karl Braconier (Member), Chuck Beno (Member), Ivan Quinchia (Alternate), Dennis Dodge (Alternate) Carol Bears (Secretary).

Members Excused: Roger Larochelle (Chair)

Members Absent: Arthur Cummings (Alternate) John Dunklee (Select Board Representative)

Others Present: Alan Barnard

Time Convened: 7:01 p.m. **Time Adjourned:** 7:48 p.m.

Next Meeting: January 3, 2018

Agenda:

1. Approval of November 1, 2017 minutes
2. Approval of the July 5, 2017 minutes of the Joint ZBA/Planning Board.
3. Informational: Lee Knight's Map 20 Lot 2-10 subdivision proposal restoring previously merged lots on Panorama Lane.
4. Consideration of a resolution regarding Large Wind Energy Systems Reg.
5. Administrative Matters and Announcements

The meeting was called to order by Mitch Manseau (Vice-Chair) at 7:01 PM. Both Ivan Quinchia and Dennis Dodge were appointed as voting members to replace those that were not in attendance.

The minutes of the November 1, 2017 meeting were reviewed. Chuck Beno move to approve the minutes as written. Karl Braconier seconded and the motion passed unanimously.

The minutes of the July 5, 2017 joint ZBA/Planning Board were reviewed. Ivan Quinchia move to accept the minutes as presented and Dennis Dodge seconded. The motion passed unanimously.

Alan Barnard addressed the Lee Knight subdivision proposal of restoring previously merged lots on Panorama Lane Map 20 Lots 2-10. A Certificate of Merge was heard at the November 4, 2007 Planning Board Meeting and lots were approved to merge into one lot. The Knight's would now like make the property back into two lots and this will require a new request for subdivision under the new rules regulating subdivisions.

Under the new subdivision rules the lots will need to meet the acreage size, all improvements need to be documented, meet the setback requirements, both lots have to septic and electrical,

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and the slope fit needs to be used in the calculations. Alan indicated the property would need a full spectrum waiver concerning the topography from 5ft to 2ft. Alan indicated that the Knight's wanted to know if it was feasible to continue with the application. The board members felt that it would be. Final plan should be ready for the January Planning Board Meeting.

Discuss continued on the resolution of the Ordinance for Large Wind Energy Systems. All agreed that there is little land within Hebron suitable for a large wind project addressed in this ordinance.

Ivan Quinchia moved to approve the following statement as long it is explained to the Residents of Hebron at the next Town Meeting and a statement is made concerning the Small Wind Ordinance: Resolved, that the Hebron Planning Board is supportive of a comprehensive Large Wind Energy System Ordinance such as being considered in Orange and Canaan NH to protect our ridgelines from the high-impacts of such structures. However, given that such large scale wind projects are unlikely to be proposed in Hebron because of topography, access, and geography, the Hebron Planning Board chooses not to add such voluminous restrictions to our existing Regulations at this time but acknowledge our full support of the spirit and intent of such an ordinance. This motion was seconded by Karl Braconier and passed unanimously.

With no further business to be discussed, Karl Braconier moved to adjourn and Dennis Dodge seconded to adjourn at 7:48 PM. Motion passed unanimously.

Respectfully Submitted:

Carol A. Bears, Secretary