

**HEBRON PLANNING BOARD
MEETING MINUTES
MARCH 6, 2019**

Planning Board Members Present: Chuck Beno, Karl Braconier, John Dunklee, Mitch Manseau,
Alternate Members present: Larry Goodman, Ivan Quinchia
Absent: Roger Larochelle
Others Present: Steve Whitman from Resilience Planning & Design; Tracey Steenbergen, Recording Secretary pro tem

Agenda:

1. Approval of the February 6, 2019 meeting minutes
2. Liz Kelly From Resilience Planning & Design
3. Administrative Matters and Announcements
4. Adjournment

Vice-chair Mitch Manseau opened the meeting at 7:00pm and appointed Ivan Quinchia as a voting member in the absence of Roger Larochelle. Mitch asked Ivan to lead the remainder of the meeting.

1. **Prior Meeting Minutes:** The minutes of the February 6, 2019 meeting were reviewed. **Chuck Beno moved and John Dunklee seconded the motion to accept the minutes as presented – motion passed unanimously.**
2. **Master Plan Update/Regulatory Process:** Liz Kelly was unable to attend the meeting due to illness. Steve Whitman from Resilience Planning & Design attended in her absence. Steve reviewed the following with the board:
 - a. Fillable version of the land use checklist
 - b. Revised flow chart
 - c. Drafts of the Natural Resources and Existing Land Use chapters
 - d. Model stormwater management ordinance created for Newfound Lake Region Association
 - e. Examples of Bristol's zoning regulations for stricter stormwater regulations for certain areas of Bristol with steep slopes
 - f. Topographical maps that show steep slopes, highly erodible soils, water resources, and other information that would have an impact on development in Hebron

The board complimented Steve on the checklist which will be a valuable resource to various town boards and to the public. The hyperlinks listed in the checklist need to be updated to reflect the new hyperlinks on the recently redesigned town website. No other items need to be added or amended to the checklist.

Steve stated a few more numbers need to be added into the draft chapters. Ivan suggested hyperlinks to the maps be inserted into the Master Plan document.

Board members asked if additional information pertaining to the protection of agricultural soils could be added under the Productive Agricultural Soils section in the Natural Resources chapter. Steve will provide some information on what regulatory approach(es) can be taken to protect agricultural soils.

Board members and Steve briefly discussed the Order of Streams and what constitutes wetlands. Steve said New Hampshire state statutes regulate the order of streams. This information will be provided in the Master Plan update.

A significant amount of information has been presented since the board's last meeting, and it will take time to review all the materials to be able to apply this to Hebron. The town should be sensitive to the costs and the affordability of building a home in Hebron when applying any new/updated regulations.

Steve suggested the board review the information presented and provide any changes at a future meeting. Resilience Planning & Design will provide the board with Master Plan document formatting examples. Steve will forward digital versions of the maps for the board to make larger sized copies.

Steve left the meeting.

A couple of minor changes need to be made to the Existing Land Use Chapter, Community Facilities section: 1) add the Hebron Town Forest; and 2) list the cemetery under the Town buildings and grounds category.

The board briefly discussed the model stormwater management ordinance provided by Steve. The model will be discussed at a future meeting to decide what information, if any, the board might want to incorporate into the Master Plan update.

3. **Administrative Matters and Announcements:** None
4. **Adjournment:** Being no further board business to discuss, **Chuck Beno moved and Karl Braconier seconded the motion to adjourn the meeting at 8:00pm – motion passed unanimously.**

Respectfully submitted,

Tracey Steenbergen
Recording Secretary, pro tem