

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



Town of Hebron
PO Box 188
Hebron, NH 03241
Phone: 603-744-2631
clerk@hebronnh.org

Hebron Planning Board
Minutes of Meeting
June 3, 2020

Planning Board Members Present: Ivan Quinchia (Chair), Chuck Beno (Member), Karl Braconier (Member), Larry Goodman (Member); John Sheehan (Alternate); Patrick Moriarty (Select Board Representative), Carol Bears (Secretary).

Absent: Roger Larochelle (Alternate),

Others Present:

Time Convened: 7:02 p.m. **Time Adjourned:** 8:07 p.m. **Next Meeting:** July 1, 2020

Agenda:

1. Approval of May 6, 2020 minutes
2. Continued discussion of Lake District ordinances.
3. Solar Panels ground mounted
4. Administrative Matters and Announcements

The meeting was called to order at 7:02 p.m. by Chairman Ivan Quinchia.

The minutes of the May 3, 2020 were reviewed. Larry Goodman moved to accept the minutes as written and Karl Braconier seconded the motion. The vote was in the affirmative with everyone voting in favor.

First item for discussion was the Section B Lake District Definition. It was suggested that the description be changed to: Lake District (Shown on Map "L.D.") The Hebron Lake District includes all the land in Hebron from Newfound Lake to a projected line measured 500' out from the off-lake edge of the state roads encircling the lake. The state roads consist of Route 3A on the Eastside, North Shore on the north, and West Shore Road on the west. The Common Historic District is excluded from the Lake District.

The above was recommended to replace the description currently in the Zoning Regulations. There was discussion that this should be vetted by the town attorney. Patrick Moriarty said any of the changes should be reviewed by the attorney.

The second item to be discussed was Section B Uses Permitted. Marinas shall be allowed. Ivan felt that this should be removed because there really wasn't any property suited for a Marina. Chuck Beno brought up West Shore Marina didn't really have a large presence on the Lake but there was land purchased that wasn't on the Lake that was used to store boats. There was discussion about keeping it in but changing the language.

One recommendation was to remove cluster development from the Lake District but after much discussion some thought it should be left in but tighten up the definition.

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Another recommendation was to add a section on Prohibited uses in all three of the Districts. The first item to be prohibited would be small wind energy systems, as defined under Appendix A to Hebron Zoning Ordinance. Hebron Small Wind Energy Systems Ordinance; Ground Mounted Photo Voltaic Solar Arrays and Ground Mounted Hot Water Solar Arrays.

It was decided the end the rest until the next meeting.

With no further business to be discussed, Chuck Beno man moved to adjourn and Larry Goodman seconded. Motion passed unanimously. The meeting adjourned at 8:07 p.m.

Respectfully Submitted:

Carol A. Bears, Secretary