

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



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Hebron Planning Board
Minutes of the Public Meeting
March 29, 2021

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

Others Present: Mark Coulson; David Darlington

Time Convened: 7:00 p.m. **Time Adjourned:** 8:06 p.m.

The meeting was called to order by Ivan Quinchia at 7:00 p.m. Ivan appointed Jack Sheehan as a voting member for this meeting. The purpose of the meeting is to go over the items of the Public Meeting on March 22, 2021.

Item #1: The new description of the Hebron Lake District. Since there were no comments this item is all set to be placed on the ballot.

Item #2: The addition of Spectacle Pond to the Lake District. Since there were concerns on this item the board needs to vote on whether to move forward with placing this on the ballot. David Darlington is very concerned that because his property is rural and will be changed to the lake that it will impact any possible sale of the property in the future and what someone would be able to do with it. He perceives it to be taking of land.

The definition of Spectacle Pond is defined as west by boundary with the Town of Groton, south from the southern shore of Spectacle Pond by the westerly lot line of lot 10 tax map 24 (i.e. the Arthur S. Flint Memorial Forrest) to the intersection of Lot 16 Map 24, then easterly along the southerly boundary lot line of Lot 10 Map 24 to the intersection with the northwest corner of Lot 18 Map 24, hence southerly following the western boundary of Lot 18 Map 24 to the bank of the Cockermouth River, southeast by the bank of the Cockermouth River and easterly boundary of Lot 1 Map 24, east and north by the easterly and northerly boundary of Lot 2 Map 24. These lots are part of the Hebron Town Forest.

Larry Goodman made a motion to adopt the definition the definition of Spectacle Pond with change to eliminate Lot 16 Map 24 and Lot 17 Map 24 from the definition. Karl Braconier seconded the motion and the vote was in the affirmative with everyone voting in favor.

Item #3: To amend Article VI: Lake Districts. By repealing in its entirety B. 4. a. b. c. Marinas shall be allowed to provided that: and replacing it with “no text”. This item is all set to be placed on the ballot.

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Item #4: Appendix A: Hebron Small Wind Energy Systems Ordinance. Item B under definitions by changing the last sentence to modification from (like kind replacement shall not be construed to be a modification to shall require a special exemption) This item is all set for the ballot.

Item#5 Item B under definitions Small wind energy system by adding nacelles and blades and changing the capacity from 100 kilowatts or less to 29.9 megawatts. This item is also all set to be placed on the ballot.

Item#6: Item C Procedure for Review changing item #1 completely. Site Plan Review and Building Permit: Small wind energy systems and met towers are an accessory use permitted in the Rural District under Special Exception, but not permitted in the Common Historic District, Lake District or in the Wetlands Protection Overlay District (WPOD). No small wind energy systems shall be erected, constructed, or installed without first getting a Site Plan Review and Special Exception by the Planning Board and subsequent issue of a building permit by the Select Board. A building permit shall be required for any physical modification to an existing small wind energy system. Met towers that receive a building permit shall be permitted on a temporary basis not to exceed 2 years from the date of commissioning after building permit has been issued. This item is all set to be put on the ballot.

Item#5: The addition of Appendix B Hebron Solar Ordinance. The purpose of this ordinance is to accommodate solar energy collection systems and distributed generation resources in appropriate locations, while protecting the public's health, safety and welfare. Comments from the Public Meeting were separating commercial and residential which this couldn't be done in time to complete it this year. It was felt that this plan would not have Select Board approval and it would probably get voted down. Ivan asked for comments from the other members of the board and it was felt that maybe it should be tabled at this time.

Larry Goodman made a motion to table the Hebron Solar Ordinance and resubmit it next year. Chuck Beno second the motion and everyone voted in favor.

Larry Goodman made a motion to withdraw the Shore Line Protection Act as it was not needed to be adopted. Chuck Beno seconded the motion and everyone voted in favor.

Ivan ended the meeting at 8:06 PM.

Respectfully Submitted:

Carol A. Bears, Secretary