

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 Meeting
July 7, 2021

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

Absent: Roger Larochelle (Alternate), Larry Goodman (Member);

Others Present: Dale Spaulding, Wendy Spaulding, Jay Matthews, Sue Appleton and Alan Barnard.

Time Convened: 7:03 p.m. **Time Adjourned:** 8:33 p.m. **Next Meeting:** August 4, 2021

Agenda:

1. Approval of the minutes of June 2, 2021 meeting
2. Information meeting with Dale Spaulding concerning an RV Park
3. Noise Ordinance
4. Solar Ordinance
5. Administrative Matters and Announcements

The meeting was called to order at 7:03 p.m. by Chairman Ivan Quinchia. Ivan made John Sheehan a voting member in place of Larry Goodman. The minutes of the June 2, 2021 meeting were reviewed and Karl Braconier moved to accept the minutes as written, seconded by Jack Sheehan. The vote was in the affirmative.

Dale and Wendy Spaulding were present to talk about possibly buying a 5 acre property on Matthew Lane to put in an RV campground. The property is Map#24 Lot#25-01. The lot would house maybe 10 to 11 good sized lots for travel trailers. Currently, the sub-division approval indicates that the lot needs an elevated pad of 3 to 4 feet for a house to come from materials on adjacent property due to the fact that the property could flood.

Dale Spaulding indicated that about 60% of the land was field and 40% wooded. It is in flood zone A. He felt that because of the use of the property as an RV park the lot would not need to be filled. If there was flooding the trailer could just be pulled out. This would be a transient RV park where trailers would only be there short term. They also thought it could be used in the winter for people who wanted to snowmobile and ski in the area. The use of the park during the winter months would have an impact on how the water and sewer would be addressed.

Ivan indicated that a full Site Plan Review would need to be done with a full layout of the property indicating where the pads and the water and septic system would be placed. The abutters of the property would be notified about the project and would have input on how it

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would affect their property.

Ivan talked a little about the noise ordinance and Sue Appleton asked about the town's people having input on what would be in the ordinance. He assured her that meeting are posted and the public was welcomed to attend these meetings when working on the ordinance and it would go before the public at the Town Meeting to be voted on by ballot.

With no further business Karl Braconier moved to adjourn the meeting, seconded by Jack Sheehan and the vote was in the affirmative. The meeting ended at 8:35 PM.

Respectfully Submitted:

Carol A. Bears, Secretary