

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
taxcol@hebronnh.gov

Hebron Planning Board
Minutes of Meeting
January 4, 2023

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

Absent: Roger Larochelle (Alternate),

Others Present: Richard James, David & Stacey Darlington, Alan Barnard, Paul Connors, Suzanne Smith and Martha Twombly,

Time Convened: 7:02 p.m. **Time Adjourned:** 8:09 p.m. **Next Meeting:** February 1, 2023

Agenda:

1. Approval of the minutes of, meeting December 7, 2022
2. Informational Von Bulow Corp Tax Map 17 Lot13 sub-division to place a new home on the lot
3. Informational William Greenwell Tax Map 7 Lot 46-3 sub-division of property.
4. Informational Wiscouta Camp Tax Map 19 Lot 01 Proposed Director's Cabin
5. Reviewing our wetlands, flood plain and WPOD regulations with Martha Twombly from the Conservation Commission.
6. Administrative Matters and Announcements

Ivan Quinchia called the meeting to order at 7:02 PM. Ivan introduced John Hilson will be new addition to the Board as an alternate member.

The minutes of the December 7, 2022 meeting were reviewed. Karl Braconier voted to accept the minutes as presented. Chuck Beno seconded and Patrick Moriarty recused himself from the vote as he wasn't at the last meeting. The motion passed with five voting in favor and one abstained.

Alan Barnard was representing Von Bulow Corp. This is a non-binding information plan that they would like to make a second lot on the property for the purpose of building a new home. This property is located at 61 West Shore Road Tax Map# 17 Lot# 13. The lot is 11.9 acres, when divided lot 1 would be 6.12 acres and lot 2 would be 5.78 acres. Taking the wetlands out of lot 2 there would still be better than 2 acres for the house to be built.

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Alan Barnard was also representing William & Sharon Greenwell. This is a non-binding information plan that Mr. & Mrs. Greenwell would like to sub-divide their 22.6 acres lot into 3 lots. One lot would be 4 acres, one lot would be 11.63 acres and the last lot would be 6.5 acres. There is a State of NH approved driveway permit and the driveway has been completed to the lots. The only question would be if the road was considered a driveway with three lots accessing the driveway or if the Town would consider it a class five road.

The informational for Camp Wiscouta is tabled until the February meeting.

The Conservation Committee, represented by Paul Connor, Suzanne Smith and Martha Twombly went over the changes that are recommended in the Wetlands Protection Overlay District.

A motion was made to make the following changes to the Zoning Ordinance pertaining to the Wetland Protection Overlay District. On page ZN28 definitions to add to 4b.***(and shown on the Hebron water Resource Map of 2012 by Lakes Region Planning Commission. Additionally, all wetlands which have been delineated by a Certified Wetland Scientist as part of the Land Use Application shall also be designed and added to the Water Resource Map of 2012, and as amended in the future)***. Item 4d. Vernal Pool add ***(isolated from streams with no direct inlet or outlet)*** and ***(remove certain)*** and add ***(because it)*** and ***(remove and meets)*** then add ***(Vernal Pools can be documented using)*** and ***(add significantly) (and wildlife)***. Item J.1***(add the boundaries of the wetland shall be clearly marked on the site with Flagging along the wetland perimeter and shall be indicated on a map of the site)***. Item J.2 remove current wording and replace with ***(This newly delineated wetland will then be designated, numbered and automatically added to Hebron's Designated Wetlands and to the Hebron Water Resources Map)***.

The motion was made by Chuck Beno and seconded by Larry Goodman. The vote was in the affirmative with everyone voting in favor.

With no further business Larry Goodman moved to adjourn the meeting seconded by Karl Braconier and the vote was in the affirmative. 8:09 PM.

Respectfully Submitted:

Carol A. Bears, Secretary