



Town of Hebron
Zoning Board of Adjustment
P.O. Box 188
Hebron, NH 03241-0188
Phone: (603) 744-2631
ExecAssist@hebronnh.org

NOTICE OF DECISION

Date: June 20, 2017
Case No. 271

You are hereby notified that after a hearing on June 20, 2017, the application of the Newfound Lake Region Association (NLRA) for a Special Exception under Article IX, Section F, Table 1, Item o and Section G of the Hebron Zoning Ordinance has been GRANTED by the vote in the affirmative of at least three members of the Zoning Board of Adjustment. The NLRA proposes to construct an observation platform on a nature trail situated within wetlands and shoreland buffer areas on its land known as the Grey Rocks Conservation Area on North Shore Road (Tax Map 17A, Lot 5-1).

The approval of the Special Exception is based on the Board's unanimous decision that all of the criteria listed in Article IX, Section G, Paragraph 1, were satisfied in this case. More specifically, the Board found that: (1) the NLRA's proposal is consistent with Section C (Purpose and Intent) of Article IX; (2) alternative proposals have been considered, and the submitted proposal represents the minimum amount of reasonable, unavoidable environmental impact to wetlands, streams and/or associated buffer areas; (3) environmental impacts to abutting or downstream properties and natural resources have been considered and minimized; (4) the proposed construction is essential to the productive use of land not within the Wetlands Protection Overlay District; (5) design and construction methods will be such as to minimize impact upon the wetland resource and will include restoration of the site consistent with the permitted use; (6) drainage work shall be in accordance with the most current Best Management Practices for Stormwater Management, Erosion and Sedimentation Control recommended by the New Hampshire Department of Environmental Services (NHDES); and (7) economic advantage is not the sole reason for the proposed location of the construction. The Board also found, consistent with Article X of the Hebron Zoning Ordinance, that (1) the granting of such special exception is not contrary to promoting the public interest and convenience of the citizens of Hebron; (2) the granting of such special exception will not result in diminution of the values of surrounding properties; and (3) the granting of such special exception will not be contrary to the spirit of this Ordinance. Finally, the Hebron Conservation Commission supports NLRA's proposal, and NHDES has approved all required permits.

The Board's approval of the special exception is subject to the following conditions:

Construction will meet all requirements of the Water Supply and Pollution Control and Zoning Ordinance of the Town of Hebron; and a copy of an approved building permit obtained from the Board of Selectmen will be submitted.

Signed this day,

Peter N. Carey
Chair, Zoning Board of Adjustment

Any person affected by the Board's decision has a right to appeal its decision. If you wish to appeal, you must act within thirty (30) days of the date of this notice. The necessary first step, before any appeal may be taken to the courts, is to apply to the Zoning Board of Adjustment for a rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Revised Statutes Annotated (NH RSA), Chapter 677, for details.