

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 22, 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: By Zoom: Suzanne Smith; Rick & Carol Binder; Richard James; Bob Brooks; Parker Griffin; Martha Twombly; Mark Coulson; Lisa Downey; Gerald Flynn; Diane & Chris Roumeliotis; Norman Wheaton; **In Person:** Stacey & David Darlington; David Marcus; James Leone; Paul Hazelton

Time Convened: 7:00 p.m. **Time Adjourned:** 8:28 p.m.

The meeting was called to order by Ivan Quinchia at 7:00 p.m. He asked that each member of the board to introduce themselves to the public.

Ivan announced that Item 6 concerning adoption of the Shoreland Water Quality Protection Act was being withdrawn as the town attorney indicated that the Select Board was able to handle any problems that resulted.

Item #1: The new description of the Hebron Lake District. This does not change anything in the Lake District it is just meant to make it easier to understand. There were no questions to this item from the public.

Item #2: Was the addition of Spectacle Pond to the Lake District. There was much discussion on why we were suggesting this. Dave Marcus was concerned this would affect the building on lots that have nothing in them. Ivan assured him that lots currently less than the two acres required to build did not apply to lots that have been existing prior to the two-acre requirement went into effect.

David and Stacey Darlington were concerned that their property being changed to the Lake District would affect their lot as they are currently using this as farm land. They suggested changing the description to leave his lot out. Ivan indicated that the board would take it under consideration.

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". There were no comments concerning this item by the public.

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)

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#2 of Item #4: 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.

#3 of Item #4: 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.

There were not a lot of comments on this just was the purpose to just tightening up the regulations and Ivan indicated that was the reason.

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.

Paul Hazelton thought the solar ordinance was too strict and the town attorney indicated that state law requires zoning ordinances to be solar friendly so cautioned prohibiting some solar projects.

Suzanne Smith suggested addressing commercial and residential separately to clarify the rules for each of them separately.

James Leone commented on some of the property owners on Spectacle Pond us a small portable solar array that can be moved around to catch the sun as it moves on their lots and would this make it so they couldn't use them anymore because that is their only source of power on the pond.

Ivan indicated that the board would take the comments under consideration and possibly remove this amendment from the ballot.

Ivan ended the meeting at 8:28 PM

Respectfully Submitted:

Carol A. Bears, Secretary