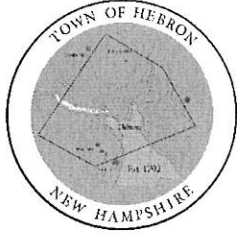


These minutes may be amended at a future hearing. Any changes will be included in the minutes of that meeting.



Town of Hebron
PO Box 188
Hebron, NH 03241
Phone: 603-744-2631
clerk@hebronnh.org

Hebron Planning Board
Minutes of Meeting
February 2, 2022

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

Absent: Chuck Beno (Vice Chair); Roger Larochelle (Alternate),

Others Present: See attached sign in sheet.

Time Convened: 7:00 p.m. **Time Adjourned:** 8:55 p.m. **Next Meeting:** February 9, 2022

Agenda:

1. Approval of the minutes of January 5, 2022 meeting
2. Hearing for the Application for Site Plan Review for Newfound Serenity RV Park to be located on Matthews Lane, Hebron, NH 03241 Tax Map #24 Lot #25-1. The purpose of the application is for a seasonal RV Park with full hookups containing nine (9) sites.
3. February 9, 2022 public hearing on the addition of the Solar Energy Ordinance to the Hebron Zoning Ordinance.
4. Administrative Matters and Announcements

Chairman Ivan Quinchia called the meeting to order at 7:00 P.M. He started by introducing the Board Member to the audience. Jack Sheehan was made a voting member to take the place of Chuck Beno who was unable to attend.

The minutes of the January 5, 2022 meeting were reviewed. Larry Goodman indicated that Justin Dockwell first name had an e at the end. Larry Goodman move to accept the minutes with the one correction, seconded by Jack Sheehan. The vote was in the affirmative with everyone voting in favor.

The Chairman laid out how the meeting would go as there were a lot of people attending. He indicated that Mr. Spaulding would have time to make his presentation and then the Board would review the application for completeness. After that the meeting would be open to hear from the audience keeping the comments to around five to ten minutes. Then Mr. Spaulding would have a chance to respond but that the meeting should be no longer than 8:30 PM.

Mr. Spaulding started the presentation introducing his wife Wendy, his daughter Kayli, son in-law John and daughter Erin. He indicated this would be a family business with all his family

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

being a part of the business for many generations. Mr. Spaulding indicated that they had been busy since the October meeting cleaning up the property, removing dead trees and building a utility shed on the property. He purchased the land in September. He contacted the NHDES for his project and has received approval for subdivision of land for a campground with 9 three way hook-up sites at a 60gpd/site.

Mr. Spaulding introduced Jill Griffith, from Gomez & Sullivan specializing in property in flood zones. At the July meeting abutters talked about property subdivision done in 2008 and the property at least one acre of the property would have to be filled by a depth of 1 to 4 feet in order to build a house on the property with the material coming from the property owned by the Matthew's family.

The property is located in Flood Zone A and has a natural depression about a foot deep and there would be make about 4 inches enough for a car or truck to pass thru in the event of a flash flood. There are flood alerts in the area that would give the trailers enough time to leave the property.

The trailer layout on the property would allow 50 foot separation between lots, allows for slide outs. They would arranged by some being backed and others pulled in. They hope that campers would stay for a week or two.

The application was reviewed by the Board. A motion was made by Larry Goodman and seconded by Jack Sheehan to accept the application as complete. Patrick Moriarty and Karl Braconier abstained from the vote. The motion passed with three voting in favor.

The meeting was opened for public comment. Patrick Moriarty member of the Planning Board and Select Board felt that this project was no benefit to the Town of Hebron. There would a lot of risk and safety issues. Zero benefit but 100% risk to the Town.

Jay Matthews would rather see the campground than someone building a house, as the material to fill a one acre piece of the property would come from lots that he owns with his family. He feels that Matthews Lane would have to be upgraded to a town road with the additional traffic that would happen on that road. He gave examples of people parking so that vehicles couldn't get around them. Exhibit A – Pictures

Stacey Darlington an abutter to proposed campground showed pictures that were taken on the property when it flooded. She felt that it would take time to unhook the RVs if a flood where to happen and make sure that all the chairs, table etc. were picked up. She also provided information her experience of how a campground works. See Exhibit B for details.

Barbara Kelly who is a retired nurse talked about noise pollution from the campers filtering up to the proper owners that abut the campground. She also spoke of soil erosion during the flood and water pollution and people being injured by what flows down the river.

David Darlington thought that this should be continued until the March 2, 2022 Planning Board meeting as there was another meeting that had greater impact to the town. He also presented

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

material concerning the septic system being placed in a flood zone along with electric systems along with evacuation plans in the event of a flash flood. See Exhibit C

Travis Austin had concern of the flooding on the property along with no onsite management to enforce quiet hours and enforce policies of the campground. The property needs to be managed during the time campers are using the property. He also cited the Hebron Zoning Regulations B. Purpose for the harmonious and aesthetically pleasing development, protecting public health and safety, and creating conditions of enduring stability with natural surroundings. He also cited D. Requirements for landscaping, access parking, and light pollution. He also cited Article VII: Rural District permitted uses item 6. Campgrounds each rental space for any tent, camper, travel trailer or other transient unit shall contain a minimum of 20,000 square feet. See Exhibit D for further information.

Martha Twombly Co-Chairman of the Hebron Conservation Commission presented a letter to the Planning Board with their concerns over the project. They recommend that the Town hire an independent engineer/hydrologist to review the hydrologic study and modelling of the flood potential on this site. They question the safety and integrity of the sewer lines and water infrastructure in the proposal considering the flooding risk. Their concern is will the community well affect the abutters wells. They are also concerned for Wood Turtle habitat along the river and the impact of humans to the nesting area along the Cockermouth River. They also indicated that the plan shows no development, grading, landscaping, perched beaches etc. at the Cockermouth River would be needed due to the steep banks at the river. They are also concerned about public safety and large campers entering onto Groton Road from Matthews Lane. They also are requesting a site visit with the Planning Board members. See Exhibit E for more information.

Robert Wisniewski indicated that he has lived by the river for 50 years and has seen the river many times. He has seen the water up to his knees and very swift current. He said it takes about 12 minutes for first responders to get to the scene in the event of an emergency and was concerned for the safety of the people campers.

Mr. Spaulding indicated that he read the Zoning Regulations and that campgrounds were a permitted use on the property. He had Jill Griffith from Gomez and Sullivan Engineers do a study on the flooding issue on the site. That there was sufficient flood warning alerts to manage the situation. The State approved the septic system knowing it was in the Flood Plan and meeting the requirements. The sites configured to meet the 20,000 square foot requirement.

At this time Chairman Quinchia asked that meeting come to an end. He also indicated that the Planning Board would schedule a working session to go over all the issues addressed. He indicated that the public could attend this meeting but they would not have any input.

Ivan at this time asked for a motion to adjourn the meeting. Karl Braconier moved to adjourn and Larry Goodman seconded and the vote was in the affirmative. The meeting ended at 8:55 PM.

Respectfully Submitted: Carol A. Bears, Secretary

1
Planning Board 2-2-22

Mark Rughan
Lorrie Rughan

Cindy Long & Cheryl Neenmester

Wendy + Dale Spaulding

Calvin + John Shepherd

John + Deb Evans

spoke

Mavis + David Buttelto maybe

Jean Collins

Salvieg Wolstenholme + Marc ?

spoke

Jay Matthews *

Bill Ingram

Jill Griffiths, Gomez and Sullivan Engineers (speaking)

Barbara Kohout HCC

Maybe

Glian Van Schaick

Fred Kohout

spoke *

Stacey Darlington - speaking

spoke. X

Bertha Kelly - maybe

Scott + Hayer

spoke *

David Darlington

James Gaffey

Susan Conn

Fred Brooks

Jon Connor

spoke *

Pat Moriarty -

Rich James -

Alison York.

~~spoke~~ ~~much~~ ~~mainly~~

~~Spoken~~

Martha Twombly

Travis, Samata + Mike Austin

Muffie + Jack Sheehan

~~Concord~~

Neei ~~Th~~

David Skasniowski

Donna Luti

Mike ~~Shee~~

CKL

Janic Smith

Kathy Abbene

Anne + David Hardy

passio * Andy McLane (maybe)

spotio * Roger LaFontaine
Robert Wisniewski ~~last~~ * last

spotio * Lane Cennik
Martha Trowbly - speak.

Spishun. Rebecca Hanson NLRA



Exhibit : A - Matthews





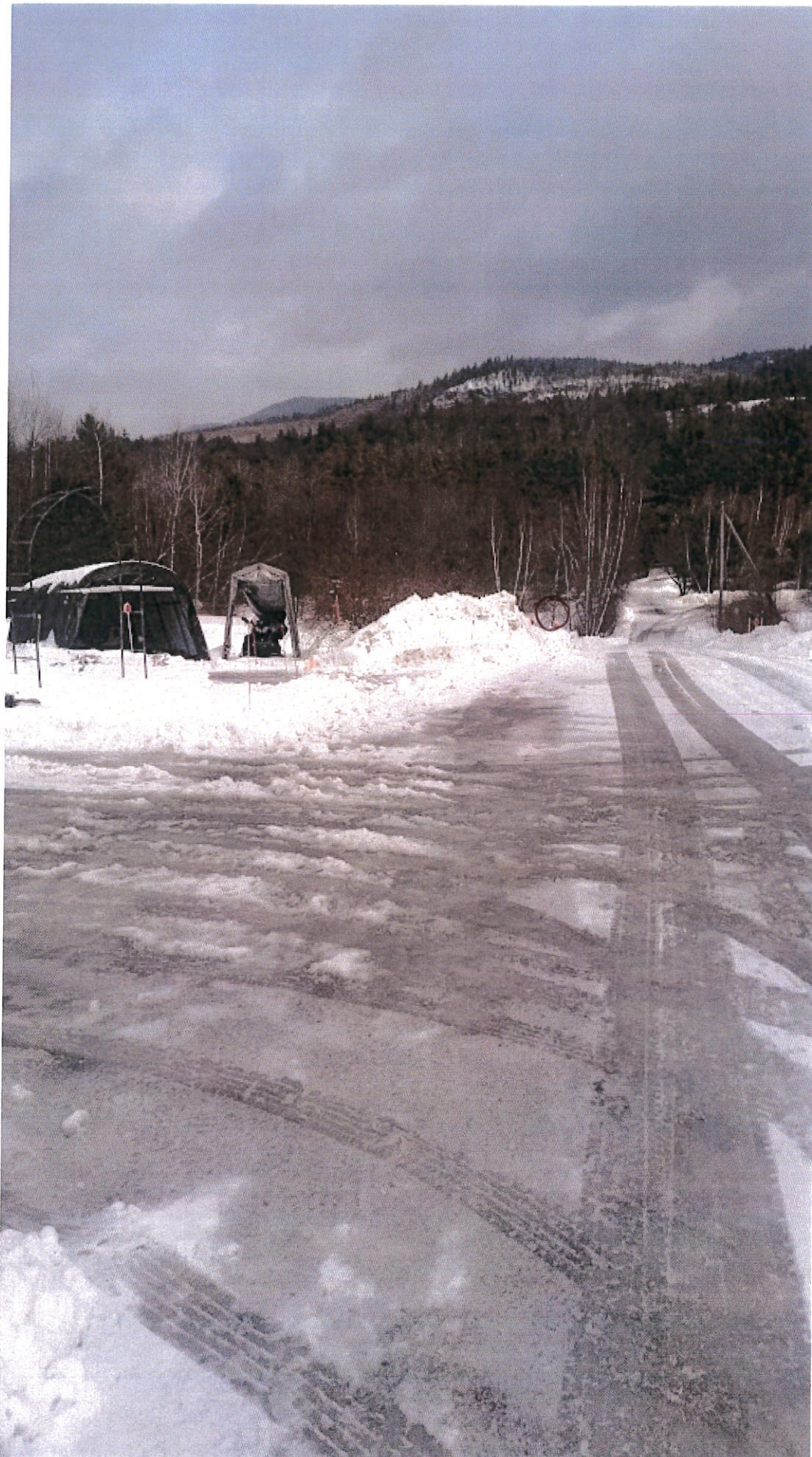












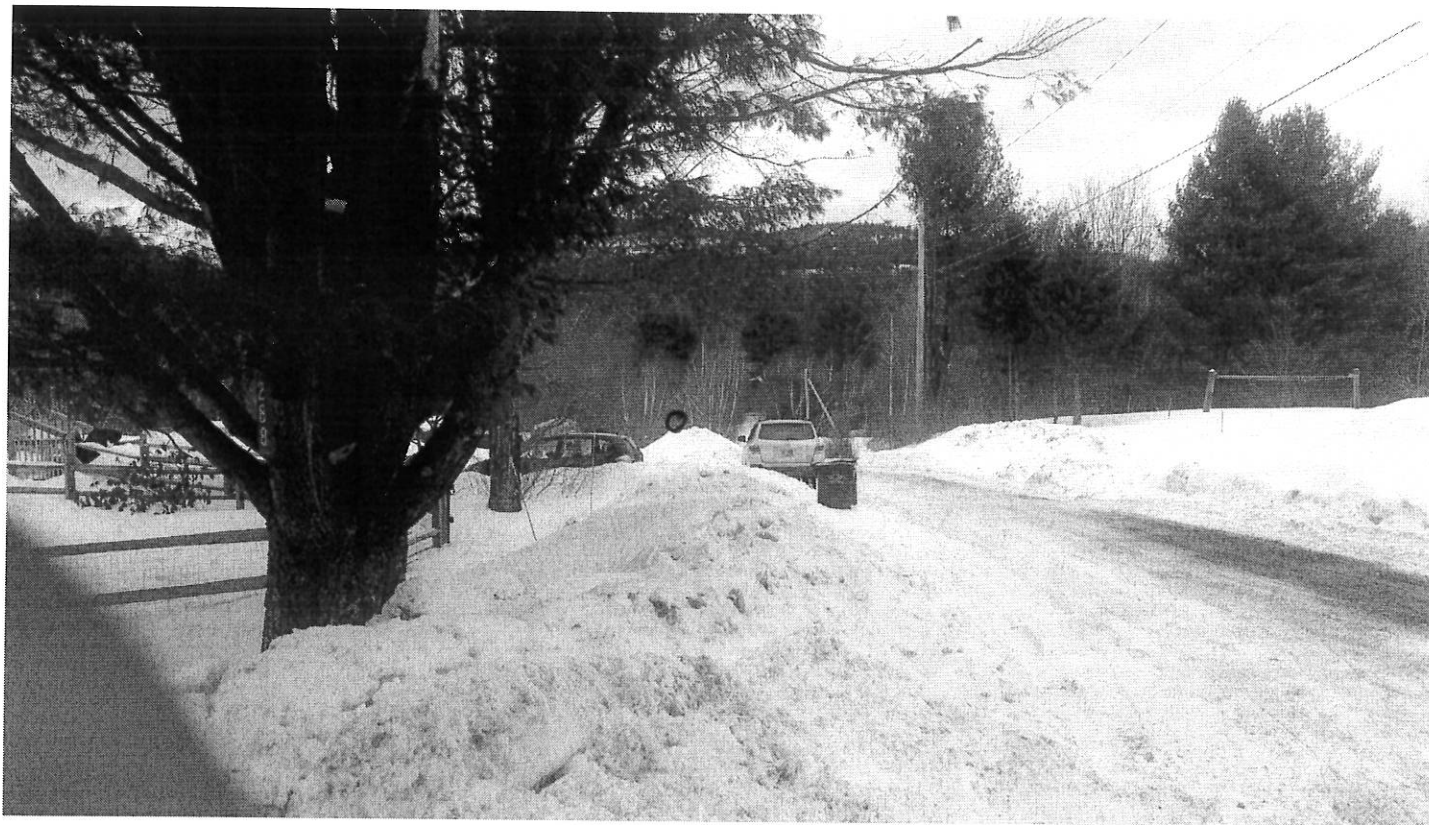


Exhibit B

To: Hebron, New Hampshire Planning Board

February 2, 2022

Subject: Site Plan Review, Newfound Serenity RV Park

Re: Public Input

Sir/Madam:

Flooding: Example Photo Exhibits #1, #2, #3

- Require each site's septic system hook-up be a lock ring and weather tight seal/cap. In ground receptacles to contain a weather tight seal lid. In ground receptacle seal lids must remain weather/water tight, at all times, up to and including when hooked up to Motorhomes, truck campers or travel trailers (hereafter referred to as RV/Campers). This is to ensure that rising flood waters will not invade any open access areas to the septic system and flood/damage said system. As well as diminish any odor coming from the septic system itself.
- All electrical should be underground installed and water tight. Any above ground electrical outlets, must be supplied with a snap close water tight cover.
- Unhooking/take down of every RV/Camper, must be completed within a 10 minute time frame. This includes, but it not limited too; unhooking sewer and electric, retraction of slide-outs, retraction of awnings, removal and storage of all camping paraphernalia (ex: additional exterior lights, tables, candles, tiki torches, coolers, chairs, rugs, bicycles, signs, etc.) removal of tire/wheel chocks, hooking up to a tow vehicle, and hooking an extra vehicle to an RV. This is to ensure *quick emergency evacuation*, leaving no loose articles behind which may be swept up and deposited downstream, outside the confines of the RV park, and the RV/Camper can be quickly evacuated from the premises during flood situation.
- No loose items to remain outside RV/Camper overnight. Camping paraphernalia not attached to the RV/Camper, ex: coolers, chairs, tables, candles, lights, bicycles, must be stored inside RV/Camper each evening. This is to ensure quick emergency evacuation leaving no loose articles behind which may be swept up and deposited downstream, outside the confines of the RV park.
- No standalone generators allowed within RV park.
- No containers of gasoline, diesel, and/or liquid kerosene allowed within RV Park.
- Destination Trailers requiring a tow vehicle larger than a standard pickup truck or SUV, are not permitted within the RV park.

- No RV/Camper or other vehicles to be left inside the confines of the RV Park during flood situations.
- Taken from the Newfound Watershed Master Plan, dated October 6, 2009:
 - Section 2 – Our Shared Resources: Implementation Actions.
 - Future land-uses should minimize the number of impervious surfaces such as roads and buildings that tend to concentrate stormwater runoff and increase the potential for erosion and phosphorus loading. (ie, no paved road or paved parking pad surfaces.)

Site lines, visual, traffic and other impacts: Example in Photo Exhibits #4, #5, #6, #7, #8, #9, #10

- RV park to install a privacy style fence around complete perimeter of RV Park. This is to ensure residents of RV Park have no question about the boundary of the property, and that any and all camping activities remain within the confines of the RV park. Example in Photo Exhibit #5
- RV park to install a natural privacy, visual barrier inside the privacy fence. The natural barrier shall be made up of dense vegetation, starting at ground level, and maintaining a minimum height of 14 feet. Barrier shall be a minimum of 15 feet wide from fence to RV parking pads. This is to ensure that any and all views of RV Park, and supporting activities, have a minimal to no impact to the long established quiet, rural, pastoral setting surrounding the park, and shall not impede vistas and views of the Cockermouth River from surrounding properties, or traffic along Groton Road. Examples in Photo Exhibit #4
- Impediment of views to Cockermouth River. Should a resident of the town of Hebron, determine that the RV Park impedes views of the Cockermouth River from their property, RV Park will be responsible for installing an appropriate privacy fence, or other type of property enhancement agreeable to the property owner, to compensate for the loss of the vistas/views of the River.
- Access and use of the Cockermouth River from RV Park, must be contained within the legal property line river frontage of the RV Park, as determined by Hebron Tax Maps. RV campers may not access or use, private property along the Cockermouth River without *written permission* from property owner.
- RV Park access and use of the private road, Matthews Lane, is limited to tow vehicles for Pop-ups, Toy Haulers, Travel Trailers, Truck Campers, Class A, Class B, Class C motorhomes only. Minimize impacts to wear and tear of Matthews Lane.
- Camping sites should be limited to a weekly rental basis. Reduces impacts to volume of traffic along Matthews Lane, as well as Groton Road, the Hebron Town Square, North Shore Road and West Shore Road. The infrastructure of the town of Hebron, is not ideal for the travel and traffic of the volume of multiple extremely large vehicles on a 24/7 daily basis. Class A Motorhomes can vary in length from 25 to 45 feet, and up to 14 feet in height. Travel trailers vary in length, and average travel trailer length is 30 feet, plus tow vehicle which averages 12-15 feet in length.
- Parking Pass will be required for each tow vehicle, truck camper, or Motorhome. To be displayed on dash while traveling Matthews Lane and while inside RV Park at all times. It is a common practice among Campgrounds, to issue a parking pass to each camper upon arrival.

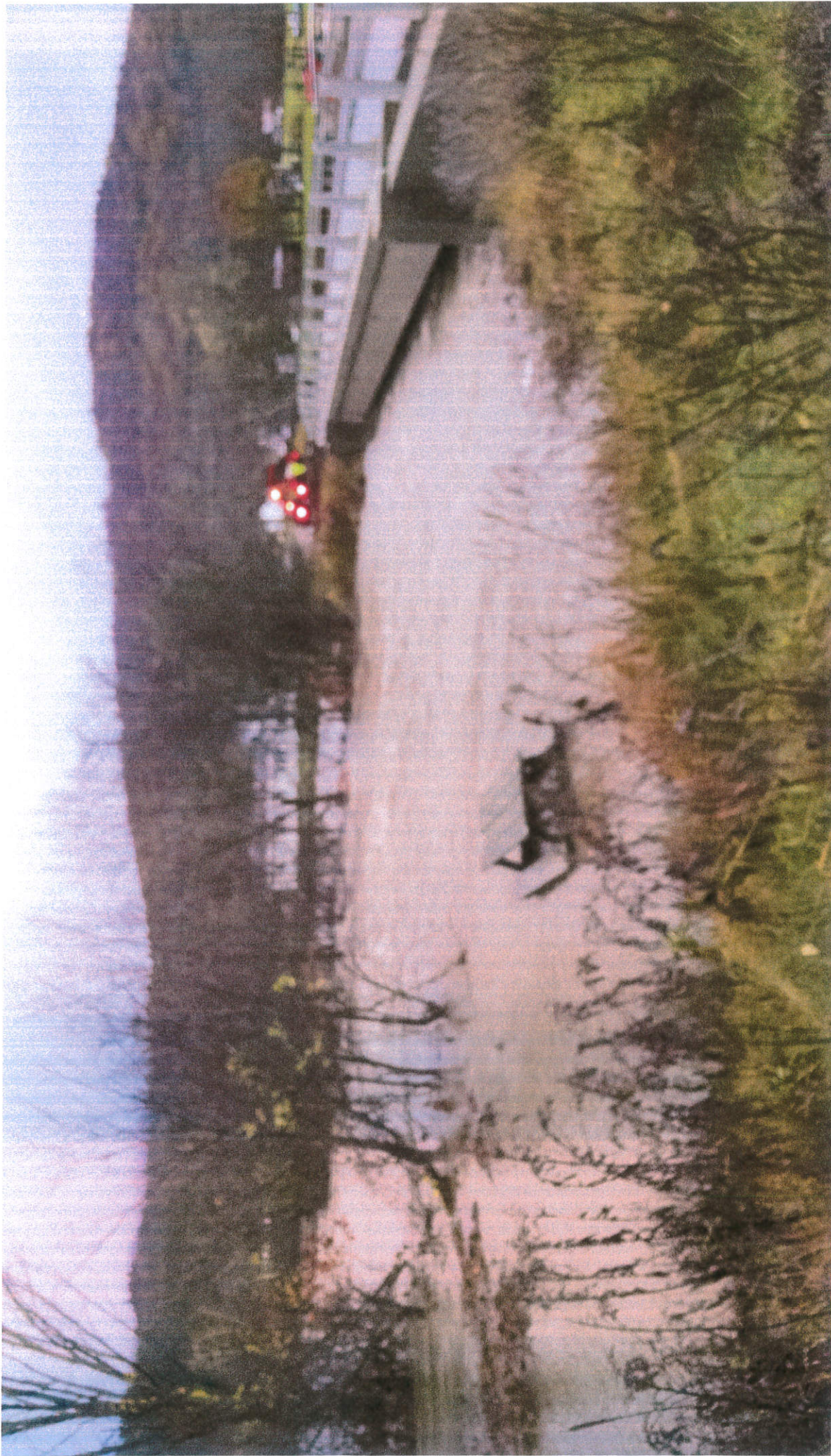
Parking passes are logged in at the Camp Office, and contain vehicle information. This is for *safety reasons*, as well as identification purposes due to any *emergency*.

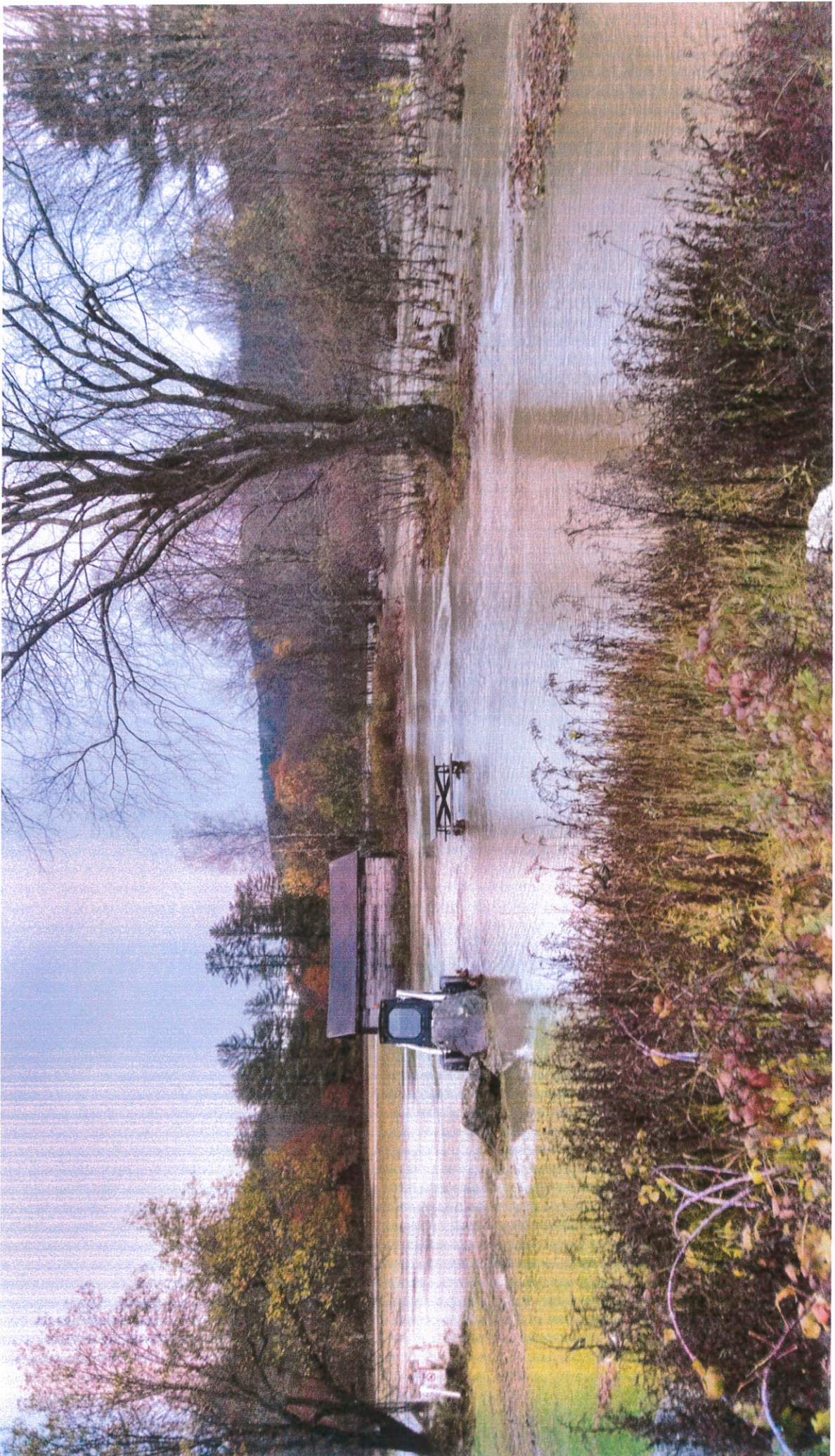
- Visitors and their respective vehicles will need to park outside the confines of the RV Park, and walk into the RV Park. This is to limit the number of vehicles directly in the RV Park, to Motorhomes, and tow vehicles; minimizing impacts to any *emergency vehicles* that may need to enter the RV Park. This is a common practice for campgrounds, to limit visitor parking inside camping areas, and visitor access to specific daily hours. Example in Photo #8
- Riding of Bicycles, scooters or other types of wheeled vehicles by minor children shall be confined to inside the RV Park, unless accompanied by an adult. *Safety* concern due to the anticipated increase in volume of extremely large vehicles on private road Matthews Lane, as well as increase in extremely large vehicles and already established standard traffic along Groton Road. As well as ensuring no trespassing, or other impacts to private properties surrounding RV Park.
- Due to safety concerns and management needs, RV Park must have a manager on-site at all times while RV Park is open.
- No weapons, (example: guns, bows and arrows, rifles, weapons of mass destruction), allowed in RV park.
- Quiet hours as agreed upon between RV Park and all property abutters, shall be implemented, and enforced, thus limiting impacts to neighboring and surrounding properties. Access to RV Park is to be limited to emergency access only during quiet hours.
- Cluster Camping in Open Fields with limited or no natural vegetation, seems to be in direct conflict with the Hebron Master Plan vision and or goals. Due to negative visual impacts of cluster style camping which conflicts with existing natural surroundings and habitats, by creating little spacing or privacy between parking pads, this seems to go against harmonious and aesthetically pleasing vistas and views, especially along rural river valleys. Thus not meeting a basic requirement of the Hebron Master Plan vision and goals.

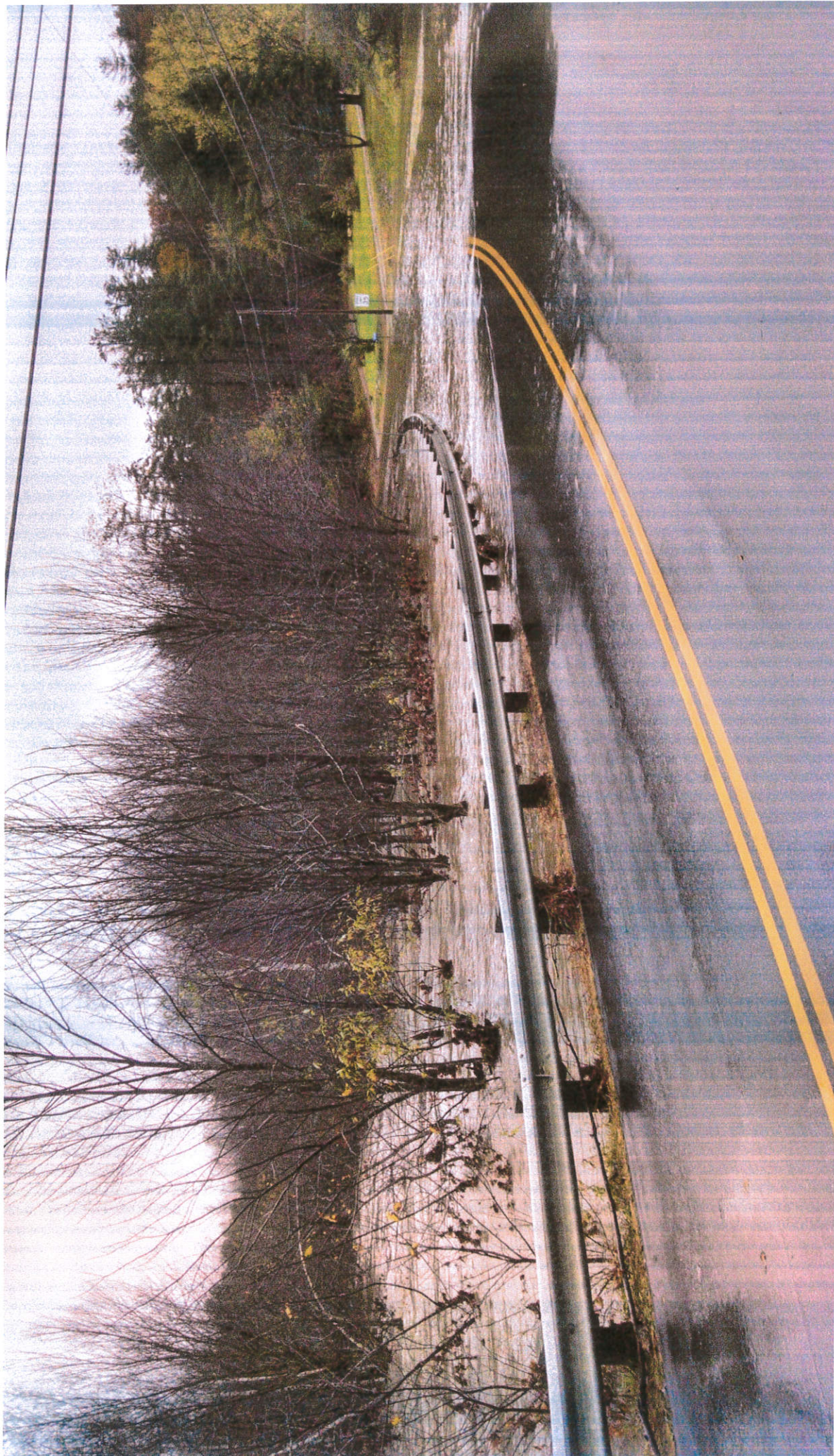
Respectfully submitted,



Stacey Darlington
Abutter























~~FSD~~ Exhibit C

To: Hebron, New Hampshire Planning Board

Date: 02/02/2022

Subject: Site Plan Review, Newfound Serenity RV Park

Re: Public Input

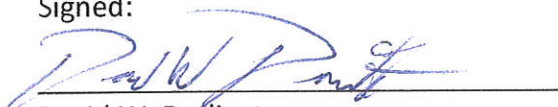
Sir/Madam,

Per: Hebron Site Plan Regulations, Review Process

Due to the conflicting Hebron public hearings of interest to Hebron residents scheduled on February 02, 2022, it is requested that the Hebron Planning Board include an agenda item for the next Planning Board Meeting scheduled for March 02, 2022 for additional Public Input regarding the Newfound Serenity RV Park site plan review.

Additionally, it is requested the Hebron Planning Board accept and review written public input regarding the site plan review for a period of 60 days from February 02, 2022. This is well within the 65 days allowed review period.

Signed:

A handwritten signature in blue ink, appearing to read "David W. Darlington", is written over a horizontal line.

David W. Darlington
Abutter

To: Hebron, New Hampshire Planning Board

Date: 02/02/2022

Subject: Site Plan Review, Newfound Serenity RV Park

Re: Septic System Design.

Sir/Madam,

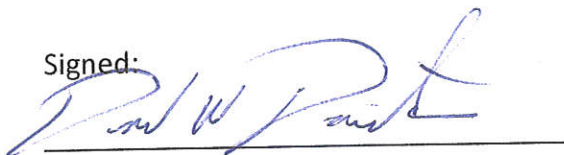
Per: Hebron Site Plan Regulations, D.5 (Requirements, Flood Hazard Area)
Hebron Zoning Ordinance, Article VIII, Item IV (Floodplain District, Item IV)

"Where new or improved water and sewer systems (including onsite systems) are proposed in a special flood hazard area the applicant shall provide the Selectmen with assurance that these systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and onsite waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding."

Due to the unique nature of a Camp Ground waste water Septic collection systems, i.e. ground level entry points for RV black and gray water discharge. Special Septic System requirements should be utilized with in any camp ground area that is prone to flooding, to prevent the infiltration of flood waters or discharge from the septic systems during floods, per the Regulation. Thus for the system requirements for the subject Site Plan it should be stipulate:

1. All entry points in to the septic system, with in the flood area, when not in use be sealed with a water tight mechanical cap.
2. All entry points to the septic system, with in the flood area when in use, i.e. use for dumping from an RV, the connection from any RV discharge hose to the septic system shall be mechanically connected and sealed to prevent any flood water from penetrating the connection.

Signed:



David W. Darlington
Abutter

To: Hebron, New Hampshire Planning Board

Date: 02/02/2022

Subject: Site Plan Review, Newfound Serenity RV Park

Re: Electric Systems located in a flood hazard area

Sir/Madam,

Per: Hebron Site Plan Regulations, D.5 (Requirements, Flood Hazard Area)
Hebron Zoning Ordinance, Article VIII, Item III, (IV) (Floodplain District, Item III (IV))

"The Selectmen or their designee shall review all building permit applications for new contraction or substantial improvements to determine where proposed building site will be reasonably safe from flooding. **If a proposed building site is located in a special flood hazard area, all new construction or improvements shall:**

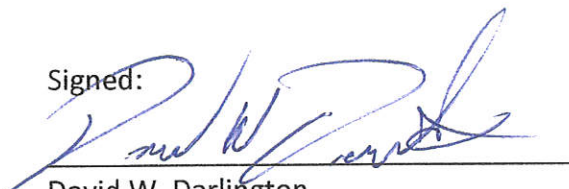
(iv) be **constructed with electrical**, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities **that are** designed and/or **located so as to prevent water from entering or accumulating within the components during conditions of flooding."**

Due to the unique nature of a Camp Ground Electric Distribution Systems, to ensure safety during flooding events and to comply with the Hebron Zoning Regulations, all Electric systems components shall be water proof and designed in such a manner that any temporary connections between the camp ground systems and an RV located in any flood hazard area, those connections shall only be made within sealed waterproof enclosures. When not connected to RVs the Electric systems ends/plugs shall be sealed in water proof enclosures.

Electric Systems as used here include any electric and phone or cable systems.

Additionally, remote from the Flood hazard area, there shall be system deactivation devises to isolate the systems running through the Flood area, Access to the deactivation devises shall be accessible by Fire, Police and Local Emergency Service Personnel without obstacles.

Signed:

A handwritten signature in blue ink, appearing to read "David W. Darlington", is written over a horizontal line.

David W. Darlington

Abutter

To: Hebron, New Hampshire Planning Board

Date: 02/02/2022

Subject: Site Plan Review, Newfound Serenity RV Park

Re: Rapid Flooding Safety Provisions

Sir/Madam,

Per: Hebron Site Plan Regulations, D.5 (Requirements, Flood Hazard Area)

Recreational Vehicle and Trailer Flood Zone Safety Provision as recommended by FEMA and NFIP

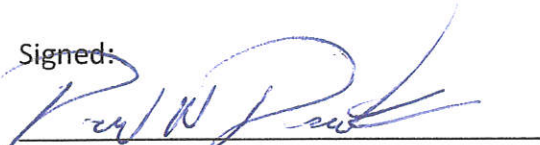
Flood Zone recommendations for campgrounds located in floodplains include having an emergency plan that specifies how flood warnings will be received and how vehicles, trailers, and occupants will be safely evacuated in the event of a flood. If there will not be sufficient warning time to ensure that recreational vehicles and trailers will be removed prior to flooding, they should either be located outside of the floodplain or installed in a manner that meets the elevation and anchoring requirements for manufactured homes. Additionally NFIP requirements include not placing campgrounds in flash flood areas.

Due to the unique proposed location for the Newfound Serenity RV Park, i.e. adjacent to the Cockermouth River and associated Flood Plain. And the Cockermouth River has been shown in the past to rise rapidly to the flood level, with flash flooding potential, and that several of the RV sites proposed are within the flood plain zone, the follow site plan provisions should be implemented to keep the Cockermouth aquifer safe.

1. Those Recreational Vehicles and Trails (RVs) located on a rented site located within, or requiring access through the flood plain, shall not go unoccupied by the owner of the RV for more than 12 hours.

This provision will help to implement the safety recommendations for quick notification and response for RVs located in known areas of rapid flooding.

Signed:



David W. Darlington

Abutter

To: Hebron, New Hampshire Planning Board

Date: 02/02/2022

Subject: Site Plan Review, Newfound Serenity RV Park

Re: Boundary Integrity

Sir/Madam,

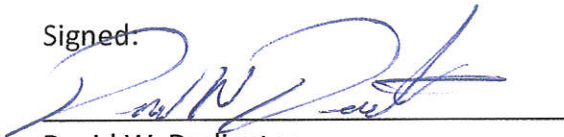
Per: Hebron Site Plan Regulations, B Purpose

Consistent with the Hebron Site Plan Purpose to provide for harmonious and aesthetically pleasing development, protecting public health and safety, and creating conditions of enduring stability harmonious with natural surroundings, provisions should be implemented to ensure any quests utilizing the Newfound Serenity RV Park are fully aware of the Parks boundaries.

With the anticipation of a dense temporary living environment for quests utilizing the RV park, and close proximity of surrounding permanent land owners, to ensure temporary quests stay within the Parks foot print for activities, the boundary and/or lot lines should be permanently marked and signage provided to ensure neighboring properties are not infringed upon by the RV park guests.

Details of fencing, boundary markings and signage shall be shown and impalement on the site plan and site. Signage for boundary limits shall be placed no more than 50 (Fifty) feet apart.

Signed.

A handwritten signature in blue ink, appearing to read 'David W. Darlington', is written over a horizontal line.

David W. Darlington

Abutter

To: Hebron, New Hampshire Planning Board

Date: 02/02/2022

Subject: Site Plan Review, Newfound Serenity RV Park

Re: Indemnity

Sir/Madam,

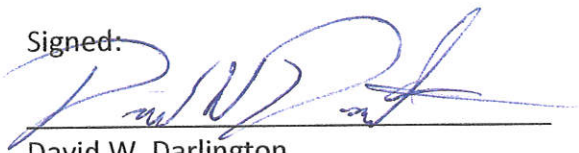
Per: Hebron Site Plan Regulations

The proposed Newfound Serenity RV Park brings the potential for significant impacts on the Public Services of the Town of Hebron and liability impacts to the Town and surrounding neighbors.

Due to the limited business experience of Newfound Serenity LLC in running and operating an RV park, and the minimal tax revenue the site provides to the Town of Hebron, and the potential for significant and multiple emergency and hazardous events occurring from and within the site, the town of Hebron should be indemnified against potential undo extraordinary expenses.

To indemnify the Town of Hebron, Newfound Serenity LLC should provide a liability Bond for the benefit of the Town in the amount of \$1,000,000 for a period of five years, renewable thereafter. The town shall have the right to draw on the Bond to recover all expenses beyond normal residential expenses and to reimburse any neighbor for any unforeseen expenses associated with the Park or Visitors to the Park.

Signed:

A handwritten signature in blue ink, appearing to read 'David W. Darlington', is written over a horizontal line.

David W. Darlington

Abutter

Exhibit - D

Hebron Site Plan Regulations

Section I General Provisions

B. PURPOSE The purpose of these Site Plan Review Regulations (hereafter referred to as "Regulations") is to implement the vision statement of the 2005 Comprehensive Master Plan and its 2010 update. **It is the intent of these Regulations to provide for balanced, responsible and attractive growth and maintenance of the Town by encouraging appropriate land use, providing for harmonious and aesthetically pleasing development, protecting public health and safety, and creating conditions of enduring stability harmonious with natural surroundings.**

Section III Site Plan review

D. REQUIREMENTS "The Board shall approve the proposed Site Plan upon determination that the following requirements have been met:"

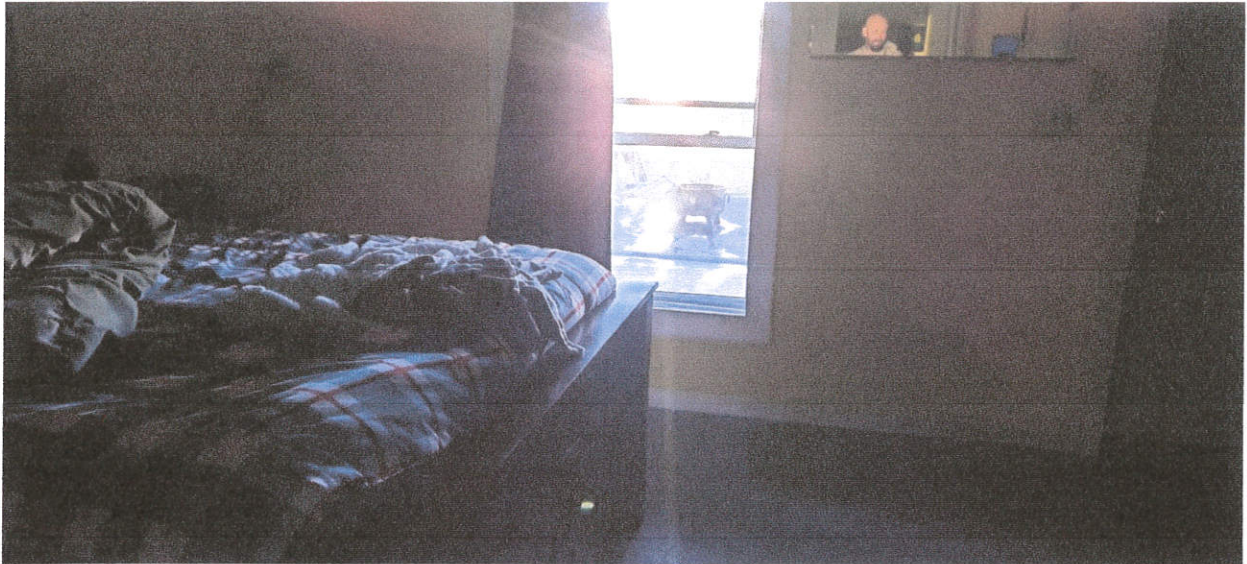
1. Landscaping. "A landscaped buffer may be required to assure that the proposed development conforms with the character of the adjoining land and it uses. Buffer areas shall be of sufficient width to provide privacy and noise protection, ideally conforming to zoning setbacks. Visual screens of solid fencing or hedges shall hide storage, litter, and garbage collection areas from adjoining parking areas, neighboring properties, and public highways. ".....

2. Access and Parking. "The design shall also minimize the impact of intrusive elements of parking and loading such as noise, dust, and glare upon neighboring properties"



Picture above taken 10/22/21 4:19pm Next 3 pictures taken 11/7/21 at 3:20pm

11/7/21 3:30pm



ARTICLE VII: RURAL DISTRICT A. Purposes. This district is established to conserve, **as much as possible, the open space and natural and scenic values of this district and encourage such development as will not destroy those values.**

B. Uses Permitted. Within this district the following additional uses shall be allowed, subject to such conditions as may hereafter be stated:

6. Campgrounds, transient trailer or camper parks shall be allowed provided that adequate and approved waste disposal is provided by the owner of said park, and **each rental space for any tent, camper, travel trailer or other transient unit shall contain a minimum of 20,000 square feet.**

***20,000 square feet is equal to 0.45914 acres
Or Roughly:

141.42 ft x 141.42 ft
127.28 ft x 157.13 ft
113.14 ft x 176.77 ft
98.99 ft x 202.04 ft
84.85 ft x 235.71 ft

2010 Hebron Master Plan

Vision Statement

The townspeople will continue to support the Planning Board in following the recommendations of the Hebron Master Plan, especially those concerned with suitability of land for development, thus preserving the natural beauty of Hebron's open spaces, scenic vistas, and pristine lake.

Master Plan Summary of Recommendations

"maintain the water quality of the Newfound Lake watershed, minimize the effect of new development on the Town's natural scenic beauty and its pastoral atmosphere"

***30% of the water in Newfound Lake comes from the Cockermouth River. A large section if not all of this proposed project is within flood prone areas.

Exhibit E



Town of Hebron
PO Box 188
Hebron NH 03241
Phone 603-744-2631
hebronnh@metrocast.net

Hebron Conservation Commission

January 31, 2022

Ivan Quinchia, Chair
Hebron Planning Board
Hebron, NH 03241

Dear Mr. Quinchia and Planning Board Members,

The Hebron Conservation Commission (HCC) has reviewed the Newfound Serenity Campground LLC proposal at its regular meeting on January 19, 2022. The HCC has the following concerns and questions:

1. The HCC strongly recommends that the Town hire an independent engineer/hydrologist to review the hydrologic study and modelling of the flood potential on this site, and the stormwater and erosion control plans.
 - a. The HCC is concerned the FEMA data is out of date and does not reflect runoff in the Cockermouth River sub-watershed accurately, especially considering repeated flooding events that have occurred since the 2006 Mother's Day flood. These have all have exceeded expectations.
 - b. The Newfound watershed is very prone to flash floods: very steep slopes make runoff immediate and high velocity. Newfound Lake and the Cockermouth River experience some of the fastest rising rates in the state following precipitation events.
2. We question the integrity and safety of the sewer (gravity lines) and water infrastructure (purifiers/filtration system?) in this proposal, considering the flood risk.
3. Will the "community well" affect abutters' wells? Is this development large enough to require a "public water supply?"
4. This part of the Cockermouth River is significant Wood Turtle habitat (NH State Listed Species of Concern), and human impacts to nesting areas would likely be negative.

5. The plans show no development, grading, landscaping, perched beaches, etc. at the Cockermouth River, but some would be needed due to the steep banks at the river. "Existing beaches" is a misleading term. We recommend that the owner detail all work that will be done in the 50' buffer to the Cockermouth River, and will be subject to the conditions of a Wetland Permit from NH DES.
6. Regarding public safety, the HCC has concerns about traffic safety implications for large campers entering onto Groton Road from Matthews Lane, where there are short sight distances in both directions.

The HCC also requests a site visit to the property with the Planning Board members, and others interested. Thank you for your consideration of these issues and recommendations.

Sincerely,



Martha Twombly, Co-chair
Hebron Conservation Commission



Suzanne Smith, Co-Chair
Hebron Conservation Commission