

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
October 5, 2022

Planning Board Members Present: Ivan Quinchia (Chair); Karl Braconier (Member); Larry Goodman (Member); Carol Bears (Secretary);

Absent: Chuck Beno (Vice Chair); Patrick Moriarty (Select Board Representative), Roger Larochelle (Alternate), John Sheehan; (Alternate);

Others Present: Richard James, Dale Spaulding, David Darlington

Time Convened: 7:00 p.m. **Time Adjourned:** 8:33 p.m. **Next Meeting:** November 2, 2022

Agenda:

1. Approval of the minutes of September 7, 2022 & September 21, 2022 meeting
2. Reviewing our wetland, flood plain and WPOD regulations and RV park regulations
3. Administrative Matters and Announcement

Ivan Quinchia called the meeting to order at 7:00 PM.

The minutes of the September 7, 2022 were reviewed. There were a few minor grammatical errors that were noted. A motion was made by Larry Goodman and seconded by Karl Braconier to accept the minutes with the necessary changes. The vote was in the affirmative with everyone voting in favor.

The minutes of the September 21, 2022 were reviewed. Larry Goodman indicated that instead of using CIP Committee that it should read Capital Improvement Plan. A motion was made by Karl Braconier to accept the minutes of September 21, 2022 with the necessary change. The motion was seconded by Larry Goodman and the vote was in the affirmative.

Ivan Quinchia talked about the Zoning Regulations concerning the Wetlands Protection Overlay District, the flood plain and wetlands needed to be updated to the new data that is available. He has talked with Martha Twombly about what the Conservation Committee was doing to tighten up the wetlands. They are currently working on this and hope to have it completed soon.

The WPOD language needs to be updated to include more of the wetlands areas that have been defined in recent years.

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The new FEMA maps determines the buffers that need to be updated to protect the wetlands. These new areas need to be updated in our Zoning Regulations.

Ivan read through the current Zoning Ordinance to identify areas that need work. Karl talked about making some changes to the Accessory Dwelling Units so that it didn't need to be attached to house. Over the next few months, we need to work on this so that the changes can be approved by the voters at the next annual meeting in May.

Larry Goodman moved to adjourn the meeting seconded by Karl B 8:33 PM.

Respectfully Submitted:

Carol A. Bears, Secretary