

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



Town of Hebron
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Hebron Planning Board and Zoning Board of Adjustment
Minutes of Joint Meeting - June 7, 2017

Planning Board (PB) Members Present: Roger Larochelle (Chair), Karl Braconier (Member), Mitch Manseau (Member), Chuck Beno (Member), Ivan Quinchia (Alternate), John Dunklee (Select Board Representative), Dennis Dodge (Alternate), and Carol Bears (Secretary)

PB Members Absent: Arthur Cummings (Alternate)

Zoning Board of Adjustment (ZBA) Members Present: Peter Carey (Chair), Derry Riddle (Member), Phil Kriss (Alternate Member), Alison York (Member), and Carol Bears (Clerk)

ZBA Members Absent: Ileana Saros (Member) and William Lucarelli (Member)

Others Present:

Jim Gickas (Compliance Officer)
Valerie Scarborough
Suzanne Smith
Parker Griffin
Phil Twombly
Betsy Twombly
Martha Twombly
Bill Luti
Steve Whitman
Dan Sundquist
Boyd Smith

Time Convened: 7:00 p.m. **Time Adjourned:** 8:45 p.m.

Next Joint PB-ZBA Meeting: July 5, 2017

Agenda:

1. Approval of May 7, 2017 PB meeting minutes
2. Approval of January 31, 2017 ZBA meeting minutes
3. Newfound Lake Region Association presentation
4. Code enforcement issues
5. Administrative matters and announcements

The joint meeting was called to order by PB Chair Roger Larochelle and ZBA Chair Peter Carey at 7:00 PM

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The Board members introduced themselves, after which Chair Larochelle welcomed Jim Gickas, the new Compliance Officer for the Town of Hebron.

Minutes:

Mitch Manseau moved to approve the minutes of the May 3, 2017 PB meeting with no changes, seconded by Chuck Beno. Motion passed unanimously.

Derry Riddle moved to approve the minutes of the January 31, 2017 ZBA meeting with no changes, seconded by Phil Kriss. Motion passed unanimously.

NLRA Presentation:

Boyd Smith, Steve Whitman and Dan Sundquist, on behalf of NLRA, delivered a presentation on Newfound watershed planning tools and ideas. They explained how development and conservation can support each other.

Land conservation is one of NLRA's three core strategies to preserve the quality of the Newfound watershed. NLRA published a report that included extensive build-out analysis for the Newfound area in an effort to identify areas that are likely to experience continued land development for residential land use. Their land planning and use experts have provided mapping of natural constraints to development, such as steep slopes, wetlands, and town road access. They did research into typical patterns of subdivisions for housing development.

The PB will soon take up the task of updating the Town of Hebron Master Plan, including its Vision Statement. With the information provided in the NLRA report and with NLRA's help, there will be lots of information available for the Master Plan update.

The NLRA complete report may be found at <https://newfoundlake.org/natural-resource-mapping/>

Code Enforcement Issues:

The joint Boards had a discussion with Compliance Officer Jim Gickas about properties in Hebron with significant planning and zoning ordinance compliance issues, such as junkyards, junk vehicles, unauthorized driveways, unsafe and illegal housing, businesses lacking site plans, and at least one unpermitted business operating in the lake district. The PB and ZBA will continue this discussion in more detail at a joint July 5th meeting.

Other Administrative Concerns:

The Zoning Ordinance that appears on the Town of Hebron website needs to be updated to reflect the Town Meeting approval of the Accessory Dwelling Units changes. Carol will take care of this with the Town Administrator.

Adjournment:

With no further business to be discussed, Phil Kriss from the ZBA made a motion to adjourn the meeting, seconded by Derry Riddle. The motion passed unanimously.

Chuck Beno from the PB also made a motion to adjourn at 8:45 PM, seconded by Karl Braconier. The motion passed the unanimously.

Respectfully submitted,

Carol A. Bears, Secretary-Clerk