

**TOWN OF HEBRON, NH
TOWN MEETING MINUTES
MAY 9, 2023 AND MAY 11, 2023**

Note: The original wording of articles is in *italics*; amendments are in *italics* and **bold**; and the results of voting on an article are **bold** and CAPITALIZED.

TUESDAY, MAY 9, 2023: COMMUNITY HALL (ARTICLES 1 – 3)

ARTICLE 1: *To choose all Town Officers for the ensuing year by official ballot, including one (1) Selectman (3) year term; one (1) Library Trustee (3) year term; one (1) Trustee of Trust Funds (3) year term; one (1) Auditor (2) year term.*

ARTICLE 2: *Are you in favor of the adoption of amendment No. 1 as proposed by the Hebron Planning Board for the town Zoning Ordinance as follows: [ON THE BALLOT]*

Amendment No. 1, if adopted, will amend Article IX: Wetlands Protection Overlay District generally, including adding “pollution” to the “Purpose and Intent”, clarifying and redefining “Designated Wetlands” and “Vernal Pool”, adding “established” to “conservation area and nature trails” and adding “r. New nature trails” in Table 1, increasing the Setback Requirements in Table 3, and redefining the verification and delineating process for wetlands part J.

Yes No

Approved by the Planning Board

ARTICLE 3: *Are you in favor of the adoption of amendment No. 2 as proposed by the Hebron Planning Board for the town Zoning Ordinance as follows: [ON THE BALLOT]*

Amendment No. 2, if adopted, will amend Article VIII Floodplain District generally, to comply with the FEMA modified flood hazard determinations, the FEMA revised Flood Insurance Rate Map (FIRM), and the FEMA revised Flood Insurance Study (FIS) in order to continue the Town’s eligibility in the National Flood Insurance Program (NFIP).

Yes No

Approved by the Planning Board

Moderator Roger Larochelle opened the polls at 11:00 a.m. and closed the polls at 7:00 p.m. on Tuesday, May 9, 2023 for ballot voting on Article 1 for the election of town officers and Articles 2 and 3 for the zoning amendments. Voting was conducted in the Community Hall (basement of the Hebron Church) with 282 election day and absentee ballots cast.

RESULTS OF VOTING FOR TOWN OFFICES (ARTICLE 1) AND ZONING AMENDMENTS (ARTICLE 2 and 3) ARE RECORDED SEPARATELY.

THURSDAY, MAY 11, 2023: PUBLIC SAFETY BUILDING (ARTICLES 4 – 13)

Moderator Roger Larochelle declared the 232nd town meeting open at 6:03 p.m. on Thursday, May 11, 2023.

After the Pledge of Allegiance, the Moderator introduced town officials and asked attendees who serve on a town board or committee to stand and be recognized. The results of the Tuesday, May 9, 2023 voting for town officials and zoning amendments were reported by the Moderator.

The Moderator reviewed with the attendees the meeting rules and the process for asking questions and submitting amendments. Only one amendment may be on the floor at a time and must be relevant to the article being discussed. The Department of Revenue Administration will review the town meeting minutes for the legality of any amendments and votes. Copies of the meeting rules were mailed with the town report and were also available at the meeting.

There were approximately 240 attendees at the meeting.

Everett Begor moved and George Bolln seconded the motion to dispense with the second reading of a warrant article if no amendment was made – the motion passed by voice vote.

WARRANT ARTICLES

ARTICLE 4: *Selectman Paul Hazelton moved and Parker Griffin seconded the motion to see if the Town will vote to raise and appropriate the sum of \$3,600,000 (gross budget) for the design, permitting, construction, furnishing and equipping of a new Community Center / Library / Emergency shelter / Public Safety Building (the "Project"); and to authorize \$3,600,000 of such sum to be raised through the issuance of bonds or notes in accordance with the Municipal Finance Act (RSA Ch. 33); to authorize the Select Board to issue and negotiate such bonds or notes and to determine the date, maturities, interest rate, and other details of such bonds or notes; and to authorize the Select Board to apply for and accept any federal, state, or private funds that may become available in respect of the Project to reduce the amount that must be bonded or to pay debt service on such bonds or notes. Recommended by the Select Board. 3/5 ballot vote required.*

Selectman Paul Hazelton spoke to the motion and explained the Town of Hebron was formed from a part of the township of Cockermouth over a controversy of where to build a meeting hall. Hebron is in need of a meeting hall and the current library building is of poor quality. Construction of an addition onto the Public Safety Building for storage is also included in this article. The proposed Community Center/Library building would also be the Town's designated Emergency Shelter. Some of the items to be included in the building would be a commercial grade kitchen, restroom facilities that could be accessed during the Gazebo Programs on the Town Common, and space for the Historical Society to display town artifacts. The building would be ADA compliant with 28 parking spaces. If this article passes, property taxes should remain stable.

Selectman Hazelton deferred to John Hilson, Community/Library Building Committee member, for a review of project financing. Mr. Hilson informed the attendees financing would be a 26-year fixed interest rate loan with no points and no fees. The first year would be interest only with no payment due. Mr. Hilson provided an overview and comparison of the effect of this project on the property tax rate compared to previous years. The project includes \$200,000 in contingency.

Maintenance of the old Town Clerk's/Tax Collector's office and the library building costs the Town approximately \$8,000-\$9,000 per year. Some capital repairs are needed on the old buildings. The estimated maintenance costs for a new Community Hall/Library building are around \$20,000 for heating, cleaning, and plowing. An abutter has expressed interest in purchasing the old Town Clerk/Tax Collector and library buildings. A stipulation can be specified in any sale that the buildings must maintain a "historic" look on the exterior.

The meeting hall in the proposed Community Building would comfortably seat 175 people up to a maximum of about 225 people. There would be 28 parking spaces around the building. Parking for large events could be accommodated around the Hebron Church and the Common with a possible parking

area on town-owned property at the end of Hobart Hill Road. The Building/Library Committee was not aware of any state regulations pertaining to the number of parking spots required in relation to the building occupant capacity. The Committee worked with the architect and civil engineer on this issue.

Everett Begor moved and Robert Wisniewski seconded an amendment that ***“The construction of the proposed Community Center/Library/Emergency Shelter/Public Safety Building shall be located at the existing Hebron Public Safety Building property (also known as the Roger’s Property). To be voted on by secret ballot”***. The Amendment was signed by 12 Hebron voters.

Mr. Begor spoke to the amendment and explained that this amendment would move the proposed Community Hall/Library building to the property where the Public Safety Building (37 Groton Road) is located rather than the proposed location of 10 Groton Road (old fire station).

At the 2022 town meeting, the Community/Library Building Committee stated the possibility exists the proposed building could be engineered for either site. After further consideration, the Committee recommended the 10 Groton Road site for the proposed building.

Moderator Larochelle informed the voters the amendment changed the intent of Article 4. The proposed budget brought forth to the voters under this article was specifically developed for the 10 Groton Road site. Moving the location of the proposed building would change the amount to raise and appropriate under this article. The Moderator disallowed the amendment, but explained the Moderator could be overruled by the voters. Selectman Hazelton stated the possibility exists the Department of Revenue Administration might disallow this article if it was amended. Moderator Larochelle stated Town Counsel had reviewed the proposed amendment prior to the meeting and informed him the amendment was not legal.

Discussion returned to the article as originally presented.

The Community/Library Building Committee was thanked for their approximately 3.5 years dedicated to this project. Many hours were spent studying and vetting the project.

No further discussed occurred. Moderator Larochelle explained the secret ballot process and that voting must remain open for one (1) hour at which time the results would be provided to the voters.

Voting for the article began at 6:48 p.m. and concluded at 7:48 p.m.

After the ballots were counted, the Moderator read allow the results of the secret ballot:

Yes – 83 votes and No – 154 votes

ARTICLE 4 AS PRESENTED FAILED BY SECRET BALLOT

ARTICLE 5: *Selectman Patrick Moriarty moved and Jennifer Larochelle seconded the motion to see if the town will vote to discontinue completely Favor Road to its termination point at the camp known as “William’s Camp” pursuant to RSA 231:43. (Majority vote required). Recommended by the Selectmen.*

Selectman Moriarty spoke to the motion and explained Favor Road is a public road located within the boundaries of Camp Pasquaney. A Camp Pasquaney representative and the Select Board met to discuss the condition of the road which is need of repair and paving. The Select Board proposed to Camp Pasquaney that the road be discontinued. There are safety concerns that a public road passes through

the boundaries of a private boys' camp. The camp accepted the Select Board's recommendation. Selectman Moriarty further explained a road discontinuance generally means the Town would give up a public easement located over private land. Favor Road, if discontinued, would be reclassified from a Class V Road to a discontinued road. The upper portion of Favor Road was previously discontinued by the Town.

ARTICLE 5 AS PRESENTED PASSED BY VOICE VOTE

ARTICLE 6: *Selectman Patrick Moriarty moved and Doug McQuilkin seconded the motion to see if the town will vote to discontinue completely Pasquaney Lane pursuant to RSA 231:43. (Majority vote required). Recommended by the Selectmen.*

Selectman Moriarty spoke to the motion and stated this article is similar to Article 5 in that Pasquaney Lane is a public road located within the boundaries of Camp Pasquaney.

No discussion occurred.

ARTICLE 6 AS PRESENTED PASSED BY VOICE VOTE

ARTICLE 7: *Selectman Richard James moved and Parker Griffin seconded the motion to see if the Town will vote to discontinue completely a portion of Cooper Road, beginning seventy-five feet beyond the intersection of Cooper Road and Town Shed Drive to its termination point at the old Raymond Davis homestead, pursuant to RSA 231:43. (Majority vote required). Recommended by the Selectmen.*

Selectman James spoke to the motion and stated no maintenance had been performed on this section of Cooper Road for a period of time. This article allows the road to be discontinued and returned to the landowners.

No discussion occurred.

ARTICLE 7 AS PRESENTED PASSED BY VOICE VOTE

ARTICLE 8: *Selectman Paul Hazelton moved and Suzanne Appleton seconded the motion to see if the town will vote to raise and appropriate the sum of One Hundred One Thousand Nine Hundred Seventy Dollars (\$101,970) to reclaim, repair, and repave Hobart Hill Road. This is a non-lapsing appropriation per RSA 32:7, VI and shall not lapse until June 30, 2026 or until the project is completed, whichever occurs first. (Majority vote required). Recommended by the Selectmen.*

Selectman Hazelton spoke to the motion and explained each year, the Highway Department Supervisor and the Select Board designate different town roads to repair. Hobart Hill Road was designated for repair this fiscal year. The Select Board was asked what portion of Hobart Hill Road. The Select Board stated that probably the entire road would be repaired and paved, but this will need to be confirmed with the Highway Supervisor who was not available at the meeting.

ARTICLE 8 AS PRESENTED PASSED BY VOICE VOTE

ARTICLE 9: *Selectman Richard James moved and Mark Coulson seconded the motion to see if the Town will vote to raise and appropriate the sum of One Hundred Thirty-Eight Thousand Four Hundred Dollars (\$138,400) to be added to the capital reserve funds and reserve funds previously established as follows:*

Police	\$9,000
Highway	\$8,400
Fire	\$63,000
Ambulance	\$22,000
Communications	\$5,000
Assessment Services.....	\$14,000
Cemetery Tombstones and Fence	\$2,000
Road Emergency Repairs	\$5,000
Culvert Repair & Maintenance	\$5,000
Preservation of Town Records	\$5,000

(Majority vote required). Recommended by the Selectmen.

Selectman James stated the Town does a good job of placing monies in the capital reserve accounts. This assists the Town with maintaining a level tax rate and setting funds aside for projects. There are currently sufficient funds in the capital reserve account for the purchase of a new ambulance. The purchase of a new ambulance has started and will take approximately two years.

No discussion occurred.

ARTICLE 9 AS PRESENTED PASSED BY VOICE VOTE

ARTICLE 10: *Selectman Patrick Moriarty moved and Ron Collins seconded the motion of Shall the town re-adopt the OPTIONAL VETERANS' TAX CREDIT in accordance with the terms and eligibility requirements of RSA 72:28, II, for an annual tax credit on residential property of \$100.00 and re-adopt the ALL VETERANS' TAX CREDIT in accordance with the terms and eligibility requirements of RSA 72:28-b, for an annual tax credit on residential property which shall be the same amount (\$100.00) as the optional veterans' tax credit? (Majority vote required).*

Selectman Moriarty spoke to the motion and explained this is a housekeeping item due to a change in the state law. Both veterans' credits are required to be re-adopted due to the change.

No discussion occurred.

ARTICLE 10 AS PRESENTED PASSED BY VOICE VOTE

ARTICLE 11: *Selectman Paul Hazelton moved and Roberta Flynn seconded the motion to see if the Town will vote to establish a Fire Safety Equipment Non-Capital Reserve Fund per RSA 35:1-c, for the purpose of replacing fire safety equipment and defibrillators and to raise and appropriate Fourteen Thousand Two Hundred Dollars (\$14,200) to be placed in the fund; further to name the Selectmen as agents to expend from said fund. (Majority vote required). Recommended by the Selectmen.*

Selectman Hazelton spoke to the motion and stated this article will assist the Fire Department to make equipment improvements and to conduct day-to-day business. Selectman James informed the

attendees that in future years, a contribution to this fund will become a part of the Town's annual contribution to capital reserve funds (reference Article 9).

No discussion occurred.

ARTICLE 11 AS PRESENTED PASSED BY VOICE VOTE

ARTICLE 12: *Selectman Richard James moved and David Brittelli seconded the motion to see if the Town will vote to establish a Riverbank Maintenance Non-Capital Reserve Fund per RSA 35:1-c for the purpose of clearing debris from the rivers and preventative tree removal maintenance along the rivers and to raise and appropriate the sum of Five Thousand Dollars (\$5,000) to be placed in this fund. Further, to name the Selectmen as agents to expend from said fund. (Majority vote required). Recommended by the Selectmen.*

Selectman James spoke to the motion and explained this article will allow the Town to fund the removal of snags and debris from rivers. Similar to Article 11, future contributions will become a part of the Town's annual contribution to capital reserve funds (reference Article 9). Selectman James further explained future contributions to this fund will be based on the Town's needs at the time, and unused monies will remain in the fund and carry-over from year-to-year. Property owners can approach the Select Board if any trees on their property have fallen into the river for the Board to evaluate the project. Property owners will need to grant permission to the Town to access the river from their property. Selectman Hazelton encouraged townspeople to approach the Select Board if they are aware of any debris that needs to be removed so the Board can prioritize projects.

A question asked was if this fund could be used for dredging of the mouth of the Cockermouth River adjacent to the Town Beach. Selectman Hazelton stated this fund is only for removing debris from rivers. At the 2022 Town Meeting, the Town allocated funds for dredging the Cockermouth River by the Town Beach. Selectman Hazelton elaborated the dredging project is still in progress, and will require a higher level of permitting at the state level. More funds will probably be required to go forward with the dredging project.

ARTICLE 12 AS PRESENTED PASSED BY VOICE VOTE

ARTICLE 13: *Selectman Patrick Moriarty moved and John Hilson seconded the motion to see if the Town will vote to raise and appropriate the sum of One Million Five Hundred Ninety-One Thousand Seven Hundred Ninety-One Dollars (\$1,591,791) as an operating budget for the fiscal year July 1, 2023 through June 30, 2024. This article EXCLUDES appropriations made under all previous articles. (Majority vote required). Recommended by the Selectmen.*

Selectman Moriarty spoke to the article and informed the attendees that each department submits an annual budget to the Select Board for review. The 7/1/23 through 6/30/24 operating budget represents a two (2) percent increase over the previous fiscal year budget. Reference page 6 of the town report for budget details. Selectman Moriarty recognized Karen Sanborn, Town Administrator, for her work on preparing the budget and town report.

Bob Brooks asked about the 2024 Gazebo Programs and the budget. The Gazebo Programs budget is listed under account #4510 Recreation, and for accounting purposes is no longer a separate warrant article.

OTHER BUSINESS:

- Audrey Johnson was recognized for her dedication and time as Town Treasurer.
- Selectman Richard James provided a brief update on New Hampshire House Bill 349 for the towns of Bridgewater, Hebron, and Groton to form their own school district. The bill passed the New Hampshire House as presented and passed the New Hampshire Senate with an amendment. Due to the amendment, the bill will be referred back to the New Hampshire House for review.
- Everett Begor pointed out the bulletin board listing the upcoming 2023 summer Gazebo Programs.
- Ron Collins mentioned town resident Howard Oedel will turn 102 years young this July.
- Moderator Larochelle stated there will be five elections in 2024. He also thanked the Fire Department for accommodating town meeting in the Public Safety Building and the members for their help in setting up the meeting area.
- Linda Fischer provided an overview of the activities planned for the Fire Department's upcoming 75th anniversary celebration on June 10, 2023.
- Jennifer Larochelle, Library Trustee, provided an update of upcoming library programs and an update on the search for a librarian.
- Selectman Paul Hazelton thanked Mike Riess and John Hilson for their time and efforts serving on the Community/Library Building Committee. Attendees gave Mr. Riess and Mr. Hilson a standing ovation.
- The results of the Article 4 secret ballot were read aloud by the Moderator. Results are recorded under the discussion of Article 4.

ADJOURNMENT

Selectman Patrick Moriarty moved and Gillian Van Schaick seconded the motion to adjourn the meeting at 8:05 p.m. – the motion passed by voice vote.

A true copy of action taken at the Hebron Town Meeting held on May 9 and May 11, 2023.

Tracey H. Steenbergen
Hebron Town Clerk