

**TOWN OF HEBRON
SELECTMEN'S MEETING**

**February 13, 2023
Minutes**

1. CALL TO ORDER and FLAG SALUTE – Chairman Elizabeth Olsen and Selectmen Curtis Smith, and Gino Valeriani, Town Clerk Holly Packard, CEO Kingston Brown and Planning Board Chairman Mike Crowley were all in attendance.
2. ACTION ON MINUTES
 - 2.1. *Action on Minutes dated January 25, 2023 - Tabled*
3. ADJUSTMENTS TO AGENDA
4. PUBLIC COMMENTS –
5. BUSINESS ITEM –
 - 5.1 Discussion of warrant article as suggested CEO concerning building codes. – *Kingston Brown wanted to discuss looking at whether we want to keep MUBEC or step away from it as we are not required to follow it as yet. The State is changing rules in MUBEC in July, they would like everyone to go solar someday.*
 - 5.2 Updated Building Code- Accessory Dwelling Unit. – *The State has passed LD2003, changes of the ADU codes will happen soon. Elizabeth expressed the concern of over burdening our ordinances with ones that are already State Statues. Kingston agreed that with ADU's that would be ok.*

Gino asked Kingston and Mike what affects us and what we have to do to keep our own rules. Kingston said that we won't have a choice because of the shortage of housing crisis going on in our state. Mike commented what we do have on our side is we don't have much public water, no public sewer which we won't be able to accommodate such apartment buildings. It however, will get to the point where we will have to comply with the state code. Gino asked if there was an enforceable penalty, Kingston said he would be stepping in before it got to that point. Kingston, Mike and the Selectmen agreed it would make sense to update the ordinance with the new ADU. The Board, Kingston and Mike discussed what would be the best move. Mike said the Planning Board's next meeting would be the 21st of this month, it was decided to have a Public Hearing on amending Hebron's Land Use Ordinance, the ADU language and repealing of the MUBEC Ordinance. Kingston said he would attend the hearing, of course Mike will be there and he said that he would read over the ordinances beforehand.

The hearing will be held on Monday, Feb. 27, 2023 at 6:00 PM with the Selectmen's meeting to follow. Elizabeth asked Holly to post it on Facebook, our website and in the town office. Elizabeth will send a notice to the Sun Journal. Gino expressed concern that the public will still upset with not enough notice. Mike suggested trying to get people's emails so we could update them of important and upcoming events. Elizabeth remarked that that's what they do at the Oxford Town Office, but a

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lot of people don't want give the government their email.

5.3 Review Warrant for Town Meeting.

5.4 Discuss Town Book for Town Meeting – The cover is going to be the volunteer's in front of the department's new pickup.

Elizabeth and Gino have been working on the Warrant articles. Elizabeth explained why she and Gino had paired some of the articles per the Auditors. The wording for the ARPA articles would be to accept the funds, and then to spend the funds on a particular and designated area.

Curtis asked if Gino was able to get some of his answers from the government in regards to the ARPA funds. Elizabeth was told "open a ticket" and to keep on going forward with the replacing of infrastructures.

5.5 Review foreclosure of property. – The Board discussed the options and Elizabeth motioned to offer them the choice if paid in full by March 31, 2023 they would need to pay 2020, 2021 and 2022 plus interest and cost, or they could have until 05/14/2022 but would have to pay 2020, 2021, 2022 and estimated cost of interest, cost and 2023's taxes. Gino seconded the motion, Curtis abstained. 2-0.

6. CHAIRMAN'S ITEMS – *Elizabeth briefed the Board on the progress with having Lori-Anne helping with getting the books in order, and that she used to work for our past auditors, Smith & Associates.*

7. SELECTMEN ITEMS

8. SIGN WARRANTS – *Curtis motioned to sign Warrant's #7, #8, #9, #10, #11 Gino seconded the motion. 3-0*

9. *Executive Session – Elizabeth motioned to go in Executive Session. Curtis seconded the motion, 3-0.*

10. ADJOURNMENT - 8:15 PM