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| **Meeting Minutes** |
| **Meeting Date: August 19, 2025**  | **Minutes By: Peter Rearick** |
| **Next Meeting: September 16, 2025** |  **Location: Hebron Town Office** |
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| Member Attendance: | Status |
| Evelyn Chabot – Planningboard@hebronmaine.org | A |
| Peter Rearick – Planningboard3@hebronmaine.org | A |
| Charlie Yancey - Planningboard4@hebronmaine.org | A |
| Jason Strong – Planningboard5@hebronmaine.org | R |
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 A=Attended, R=Regrets |

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| **Public Meeting Portion** * The public meeting was called to order by Evelyn at 7:02PM.
* A motion was made by Peter to accept the meeting minutes from July 15th. That was seconded by Charlie and passed unanimously.
* Evelyn updated the board on some changes in the Town. She noted that Hebron has now hired an Administrator. Also that our Code Enforcement Officer , Kingston Brown, has resigned.
* She also noted that the Selectmen (per meeting minutes) are looking to retain a new attorney at Brawn & Isaacson.
* Evelyn recommended that we regularly review the minutes from the Selectmen’s meetings, which are available on the town’s website.
* Evelyn noted that we still need to get the revised land use ordinance approved by the Town. But thought she had recently seen some changes come through from MMA which might require us to review the ordinance to see if it was impacted in any way.
* We discussed the proposed site plan review ordinance, Evelyn questioned the types of structures that we might need to use a site plan review ordinance for. This ordinance would essentially impact on “non-residential” structures that wouldn’t be encompassed in our current land ordinance.
* Evelyn noted that we might need to create an application form which would complement our site plan review ordinance, which would request specific types of information about the proposed construction.
* Evelyn wondered if “any non-residential” structure should have to come to the Planning Board for site plan review. We discussed the possible minimum sizes below which a site plan review would not be needed.
* The intent of the “site plan review” is to encompass a wide range of possible construction which would not be covered by our current land ordinance.
* We discussed the additional burden this might put on the Town’s Code Enforcement Officer but that might be a question to be raised.
* At the next meeting we’ll continue to discuss the site plan review.
* Evelyn made a motion to adjourn at 8:07, it was seconded by Charlie and passed unanimously.

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| **#** | **Description** | **Responsible** | **Orig. date** | **Due Date** | **Status** |
| **1.** | Create an alternative Building Code for the town to present at Town Meeting and submit it to the Selectmen | All | 6/20/23 |  | C |
| **2.** | Arrange for training on Freedom of Information requests for all board members | All | 5/20/25 |  | A |
| **3.** | Review the Site Plan Review Process | All | 2/18/25 |  | A |
| **4.** |  Send approved Bylaws to Selectboard | Evelyn | 5/20/25 |  | C |

Status: A = Active, C = Complete |