

**TOWN OF EATON
PLANNING BOARD
January 15, 2014**

The Planning Board held their regular meeting on Wednesday, January 15, 2014. Present were Chairman Paul Savchick, Dennis Sullivan, Peter Klose and Don Bacich. The meeting was called to order at 7:18 pm.

Review of Minutes

The Board reviewed the Minutes of December 18, 2013. ***Don Bacich made a motion, seconded by Dennis Sullivan, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Don Bacich explained that the Selectmen are focusing on preparing budgets and that the Public Hearing is scheduled for Thursday, February 6th.

Conservation Commission Report

Paul Savchick explained that Rick Young, Phil Steel, Mark Lucy and he attended a meeting with the Department of Transportation in Gilford regarding the drainage proposal for Camp Waukeela and gave an overview of the meeting. Paul Savchick noted that the final proposal is for granite curbing, grading ditches and rerouting the water with drainage controls.

Paul Savchick stated that the Commission opened the bids for the Foss Mountain Trail reconstruction and awarded the bid to Off The Beaten Path.

Other Business

The Board reviewed the proposed House Bill which would repeal the timber tax.

The Board discussed the schedule for the Master Plan. It was noted that David Maudsley is schedule to present the finished Plan at the next meeting, after which the Board will review and prepare for the Public Hearing.

Dennis Sullivan made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
February 19, 2014**

The Planning Board held their regular meeting on Wednesday, February 19, 2014. Present were Chairman Paul Savchick, Frank Holmes, Peter Klose and Don Bacich. The meeting was called to order at 7:22 pm.

**Public Hearing – Subdivision
Kenneth & Marguerite Dean**

At 7:22 pm Paul Savchick opened the Public Hearing on an application from Kenneth and Marguerite Dean for a five-lot Subdivision of property located on Cove Camp Road (Tax Map R01 Lot 36).

All notices had been posted, all fees paid and abutters notified. No correspondence was received. ***Peter Klose made a motion, seconded by Frank Holmes, to accept the plan for consideration. Motion unanimously carried.***

Ron Briggs of Briggs Land Surveying gave an overview of the property and the proposal for a five-lot subdivision. Ron Briggs explained that all lots have water frontage and have at least 200 feet of frontage on a road to be built to Town standards. Ron Briggs stated that all lots will have septic systems which meet the 125-foot setback from the water. Ron Briggs gave an overview of the lot size calculations which are dependent on the soil types and noted that all soils are contiguous as required by Town regulations and noted that all lots are also in compliance with State requirements. Ron Briggs stated that they have filed for a State Wetlands Permit and that State Subdivision approval will be required because the property is within the Shoreland Protection District. Ron Briggs noted that Lot 5 falls under the Town Wetland Conservation District which requires that the septic tank be 75 feet from the wetlands. Ron Briggs noted that the system does not meet that setback but does meet the State's 50-foot setback requirement. Ron Briggs explained that the project will be renamed from "Conway Lake Estates" to "Cove at Conway Lake" and that prior to final approval, new plans will be submitted.

Paul Savchick noted that Lot 5 will require a Variance from the Zoning Board for the septic tank. Ron Briggs noted that the Variance could be part of the conditional approval. Peter Klose questioned whether a septic tank on Lot 5 could meet the required setback in the event that a Variance is not granted. Ron Briggs noted that there is another possible location which would not require the Variance. It was noted that a Variance would be required to construct on Lot 5 and is not necessary for subdivision approval.

Paul Savchick opened the hearing to the public. Tom Deans of the Conway Lake Property Owners' Association questioned the number of docks. Ron Briggs noted that

the docks are grandfathered and Peter Klose indicated that the plans show six docks. Tom Deans stated that eliminating the public boat ramp is advantageous as it eliminates the need to inspect all the boats. Paul Savchick questioned whether all the lots will have an easement to the dock and Ron Briggs noted that he does not believe it would be acceptable under the State Shoreline Regulations.

Tom Deans questioned the road from Stark Road to the property boundary. Paul Savchick noted that a 50-foot right of way is required. Ron Briggs stated that he has not measured to verify the required 18-foot travel way and noted that it is a private road. Ken Dean noted that he has a 50-foot easement and an agreement to maintain the road. Tom Dean noted that there is a 125-rod easement on the deed. Ron Briggs stated that there are two easements: Stark Road to the Boynton property and then from the Boynton property to the Dean property. Frank Holmes questioned whether those easements are shown on any plans or just stated in a deed. Ken Dean stated that a plan was drawn up by an engineer in 1980 when the Town was initially asked to take over Cove Camp Road. Don Bacich explained that the Selectmen had a major concern regarding the short piece of road and cul-de-sac being built to Town standards: since there are no Town-maintained roads nearby, maintaining the road would be an issue for the Town. Don Bacich stated that the Selectmen are suggesting formation of an association to maintain the road. Ken Dean stated that he never considered asking the Town to maintain the road and it is his intent to keep the road private.

Tom Deans stated that his concern is that all work within the shoreline needs to be monitored. Ron Briggs noted that the State also takes that concern seriously and that all work will adhere to the regulations.

It was noted that a Surety Bond for the road will also be part of the conditional approval. Paul Savchick stated that the Board of Selectmen handle Surety Bonds and that the road would be inspected and approved by the Selectmen before the bond is released.

Ron Briggs questioned whether a conditional approval of the project can remain in place for one year so that the owner can operate the campground for the summer and then place the corners in October.

Paul Savchick questioned the right of way to the Sanphy property and Ron Briggs reviewed the deeds. Paul Savchick stated that he would like that right of way defined so that there is no mistaking the location or access to the property is not inadvertently removed and suggested referencing the easement in each of the five property deeds.

Paul Savchick noted that the Board will be looking for the bathhouse to be demolished and the active leach field to be decommissioned. Ken Dean noted that the water lines will be removed to the building.

There being no questions or comments, Paul Savchick closed the Public Hearing at 8:25 pm. Paul Savchick stated that the Board will review the plans further and send out a formal letter listing the conditions for conditional approval which will include: final

approval of the road by the Selectmen, NHDES Subdivision approval, Wetlands Permit approval, Shoreland Bureau review, DRED/National Heritage review and approval, decommissioning of leach fields and demolition of bathhouse. ***Don Bacich made a motion, seconded by Frank Holmes, to recess the Public Hearing until March 19th at 7:15 for further deliberations and drafting of conditions for approval. Motion unanimously carried.***

Review of Minutes

The Board reviewed the Minutes of January 15, 2014. ***Peter Klose made a motion, seconded by Frank Holmes, to accept the Minutes as written. Motion unanimously carried.***

Conservation Commission Report

Paul Savchick gave an update on the Conservation Commission and noted that Corey Lane of Green Mountain Conservation gave a presentation on their water quality program.

Paul Savchick stated that Thorne Survey will be conducting the boundary marking project on a contingency basis.

Paul Savchick explained that the Commission has been reviewing the contract with Off The Beaten Path for the Foss Mountain trail project and that work will begin in July.

Frank Holmes made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
March 19, 2014**

The Planning Board held their regular meeting on Wednesday, March 19, 2014. Present were Chairman Paul Savchick, Frank Holmes, Dennis Sullivan, Dick Fortin, Peter Klose and Don Bacich. The meeting was called to order at 7:00 pm.

Public Hearing – Subdivision
Kenneth & Marguerite Dean

At 7:01 pm Paul Savchick reconvened the Public Hearing on an application from Kenneth and Marguerite Dean for a five-lot Subdivision of property located on Cove Camp Road (Tax Map R01 Lot 36).

Ron Briggs of Briggs Land Surveying gave an overview of the changes to the plans. Ron Briggs explained that the original plan was to keep the access road to the Sanphy/Yeaton (R01-037) lot as used in the past but that it created issues with building sites on the proposed Lot #4. Ron Briggs stated that the new access to that lot will cross over proposed Lot #5. Ron Briggs noted that the State Wetlands permit application has been submitted and that State Subdivision approval will come after the Wetlands approval. It was noted that the project name has changed to "Cove on Conway Lake" and that the lot summary has been updated to show acreage figures. Ron Briggs explained that the paved boat ramp was constructed prior to 1969, which is prior to when NH Department of Environmental Services required permits; therefore, the ramp can remain and no permits will be required.

Ron Briggs stated that a note has been added under "Created Easements" indicating that the temporary easement over the existing access road to the Sanphy/Yeaton property will expire upon completion of the constructed access over Lot #5. Paul Savchick questioned whether this change in access has been discussed with the property owners.

Mitchell Yeaton stated that part of the right-of-way to the boat ramp is on his property and that he wants to maintain access to that ramp as was part of the original arrangement. Paul Savchick questioned whether any documentation has been found. Ron Briggs explained that it is not likely that an easement would be granted for use of the boat ramp as it is unknown what the future lot owners will do with the ramp.

Paul Savchick stated that the Board wants to guarantee that there is access to Yeaton's property. Ron Briggs noted that there is no written easement to the lot and gave an overview of the property's ownership. Mitchell Yeaton questioned whether there is anything in writing that grants him access to his lot. Ron Briggs noted that it must have been an oversight during the various sales and that is why an easement in the new location is being created. Paul Savchick questioned when the proposed access road

across Lot #5 will be constructed and questioned whether the easement will be described in detail to the boundary line of Yeaton's lot so that there is no alteration in location. Mitchell Yeaton questioned whether the road will be constructed prior to the sale of the lots. Ron Briggs noted that because there is a limit on the Wetlands Permit, the access way will most likely be constructed by Ken Dean before the sale of the lots.

Mitchell Yeaton questioned whether he will be responsible to maintain the road once it is constructed and Ron Briggs stated that he will only be responsible for the driveway. Paul Savchick questioned whether there will be language in the easement relieving Yeaton of any construction costs for the road. Ron Briggs stated that the road will be built prior to the easement taking effect. Mitchell Yeaton stated that he wants to review the documents.

Mitchell Yeaton questioned the maintenance of the road and Ron Briggs stated that there is no written maintenance agreement. Tom Deans stated that the deed currently states that Ken Dean is solely responsible for the maintenance of the access road and questioned who will be responsible in the future. Ron Briggs stated that anyone using the road will be responsible. Dennis Sullivan stated that there must be a written maintenance agreement prior to the Planning Board taking action on this application. Ron Briggs stated that Ken Dean cannot make an agreement on behalf of anyone else and stated that there may not be a way to structure a document unless all the other property owners sign off on the agreement. Paul Savchick stated that the responsibility for road maintenance by Ken Dean needs to be passed on to the future lot owners. Frank Holmes questioned how difficult it would be to put language into the deed for maintenance, construction and permitting. Ron Briggs stated that the maintenance will be the responsibility of those who use it. Dennis Sullivan stated that there should be documentation. Ron Briggs noted that the issue was not dealt with in the past and seems to be an unfair burden at this time.

Paul Savchick stated that the maintenance issue needs to be addressed before approving the subdivision. Dennis Sullivan stated that an agreement needs to be put in place for maintenance from Stark Road through to the cul-de-sac. Don Bacich noted that not all property owners are contributing to the cost of maintenance and that the Selectmen suggested forming an association for the road maintenance. Ken Dean indicated that it was his intention to keep the road private.

Mitchell Yeaton stated that his major concern is in regards to the right-of-way and that the maintenance issue needs to be settled. Ron Briggs stated that there is no responsibility for the owners of the Sanphy/Yeaton property to construct or assist in the cost of the new access road and questioned whether the note on the plan is adequate. Paul Savchick stated that to make sure that there are no issues, language should be added to the deeds for Lots 3, 4 and 5 regarding specific easements. Frank Holmes questioned whether it specifically addresses who will maintain that access road. Mitchell Yeaton stated that the deeds should spell out how the access road will be constructed and maintained. Ron Briggs noted that if Lot 5 is not sold right away, Sanphy/ Yeaton will be responsible for maintaining the entire access way.

The Board reviewed the March 10th letter to Ken Dean listing conditions to be met for subdivision approval. Ron Briggs questioned the condition of decommissioning the leach fields and bath house rather than merely abandoning the system. Paul Savchick stated that in order to assure that the system cannot be used in the future, all pipes and tanks must be removed.

Paul Savchick stated that he would like to withhold any conditional approval of the subdivision until such time as the road maintenance issue is taken care of and that access to the Sanphy/Yeaton lot is documented.

There being no further questions or comments, Paul Savchick closed the Public Hearing at 8:30 pm. ***Peter Klose made a motion, seconded by Frank Holmes, to recess the Public Hearing until April 16th at 7:15 for further deliberations. Motion unanimously carried.***

Master Plan

The Board reviewed the electronic version of the draft Master Plan. David Maudsley asked that the Board members review and send any corrections to him prior to the next meeting.

Review of Minutes

The Board reviewed the Minutes of February 19, 2014. ***Frank Holmes made a motion, seconded by Peter Klose, to accept the Minutes as amended. Motion unanimously carried.***

Dennis Sullivan made a motion, seconded by Frank Holmes, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:20 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
April 16, 2014**

The Planning Board held their regular meeting on Wednesday, April 16, 2014. Present were Chairman Paul Savchick, Frank Holmes, Dick Fortin, Peter Klose and Don Bacich. The meeting was called to order at 7:05 pm.

Public Hearing – Subdivision
Kenneth & Marguerite Dean

At 7:10 pm Paul Savchick reconvened the Public Hearing on an application from Kenneth and Marguerite Dean for a five-lot Subdivision of property located on Cove Camp Road (Tax Map R01 Lot 36).

Ron Briggs gave an overview of the changes to the plans and noted that Sheet #1 contains additional easements for drainage and revisions to the notes relative to access of the Seavey/Yeaton lot. Ron Briggs explained that Sheet #2 contains revisions to show the construction area and legends as part of the submitted Shoreland Water Quality application. Ron Briggs noted that there is a total of 500 square feet total impact within the 250-foot shoreland setback and that because there is a net decrease in impervious area, they do not have to qualify trees or analyze areas of natural vegetation. Ron Briggs stated that Note 14 specifies that any work other than under the initial permit will require a full shoreland review.

Ron Briggs stated that Note 2 indicates that the office and upper bathhouse will be demolished as part of the road construction project. Dick Fortin questioned whether the leach beds will be permanently abandoned. Ron Briggs indicated that the issue is addressed in his April 2nd letter to the Board. Peter Klose stated that if the pipes to the leach field are plastic, they would not be difficult to remove. Ron Briggs noted that a fair amount of dirt and stone would have to be moved to get to the pipes.

Paul Savchick questioned the lower bathhouse and what is to prevent someone from connecting to the septic system in the future. Ron Briggs stated that the fixtures and pipes could be removed from the building and that the tank can be crushed. Paul Savchick stated that it is possible the tank is steel, which could cave in and stated that this proposal is contrary to the Board's request that the system be decommissioned. Frank Holmes questioned the State regulations governing this issue. Paul Savchick stated that he spoke to representatives from the Subsurface Bureau and Shoreland department and noted that their preference is to have the system removed. Ron Briggs noted that there are no requirements for decommissioning within the Subsurface Bureau rules. Peter Klose stated that the best thing to do is to remove the pipes from the ground. Paul Savchick polled the Board and it was the consensus that the septic tank and leach field for the lower bathhouse be removed.

Paul Savchick questioned whether the paved apron at the lower bathhouse is being removed and Ron Briggs noted that it will not be removed. Tom Deans questioned whether grandfathered status is lost if pavement is removed. Ron Briggs explained that two plans are submitted showing existing and changed conditions so that impervious areas are documented when the lot is developed.

Ron Briggs noted that the office building and upper bathhouse are to be removed as part of the road construction project. It was noted that the associated septic tank will be removed and that the leach field will be decommissioned.

Paul Savchick questioned the status of the road maintenance agreements. Ron Briggs explained that they will be finalized and that the plan is for the five lot owners to share in the maintenance of the road from Stark Road through the cul-de-sac.

The Board reviewed a letter from Tom Deans, President of the Conway Lake Conservation Association relative to the boat ramp. Tom Deans stated that he would like to see a restriction for the use as the concern is monitoring for milfoil. Paul Savchick questioned whether a restrictive covenant could be placed on the ramp to prohibit commercial use. Ron Briggs noted that he will check with Ken Dean as to whether he would be amenable to that condition.

It was noted that as part of the conditional approval, there needs to be documentation of an agreement with the owners of the Sanphy/Yeaton property submitted to the Board relative to the new easement.

Paul Savchick noted that a list of conditions for approval will be compiled and sent prior to next month's meeting. There being no further questions or comments, Paul Savchick closed the Public Hearing at 8:30 pm. ***Frank Holmes made a motion, seconded by Peter Klose, to recess the Public Hearing until May 21st at 8:00 for further deliberations. Motion unanimously carried.***

Board of Selectmen Report

Dick Fortin gave a report on the Selectmen and noted that they have signed a contract with Off The Beaten Path for the Foss Mountain trail construction.

Conservation Commission Report

Paul Savchick gave an update on the Conservation Commission and noted that five sites are being assessed for timber sales. Paul Savchick explained that the Commission has received a grant for grass control at the blueberry fields.

Review of Minutes

The Board reviewed the Minutes of March 19, 2014. ***Peter Klose made a motion, seconded by Frank Holmes, to accept the Minutes as amended. Motion unanimously carried.***

Frank Holmes made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:23 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
May 21, 2014**

The Planning Board held their regular meeting on Wednesday, May 21, 2014. Present were Chairman Paul Savchick, Frank Holmes, Dick Fortin, Peter Klose, Dennis Sullivan and Don Bacich. The meeting was called to order at 7:00 pm.

Review of Minutes

The Board reviewed the Minutes of April 16, 2014. *Peter Klose made a motion, seconded by Frank Holmes, to accept the Minutes as written. Motion unanimously carried.*

Board of Selectmen Report

Dick Fortin gave a report on the Selectmen and noted that the Town has been notified that application to join the National Flood Insurance Program has been approved by FEMA.

Dick Fortin stated that the Selectmen met with Paul DegliAngeli from the Town of Conway regarding snow removal and explained that Eaton will be plowing 9/10 mile of road for the Town of Conway.

Conservation Commission Report

Paul Savchick gave an update on the Conservation Commission and stated that they met with representatives of the NH Prescribed Fire Council. Dick Fortin gave an overview of the organization.

Master Plan

David Maudsley presented the updated electronic version of the Master Plan and associated resource materials. It was noted that the written version of the Plan is approximately 34 pages. The Board discussed the implementation and the responsibility of the Selectmen. Don Bacich noted that there are no completion dates associated with the objectives. Dennis Sullivan stated that the Planning Board will most likely monitor the progress and that after the Master Plan has been adopted the Board can create an action plan.

**Public Hearing – Subdivision
Kenneth & Marguerite Dean**

At 8:23 pm Paul Savchick reconvened the Public Hearing on an application from Kenneth and Marguerite Dean for a five-lot Subdivision of property located on Cove Camp Road (Tax Map R01 Lot 36).

Ron Briggs addressed the nine conditions set forth in the May 7th letter from the Planning Board. Ron Briggs stated that the NH Subsurface Systems Bureau Subdivision, Shoreland Impact Permit and Wetlands Permit applications have been submitted. Ron Briggs explained that the cost of demolition and removal of the buildings and septic tanks for the upper bath house has been included in the road construction estimate and that the method of bonding has not yet been determined.

Ron Briggs stated that he is awaiting an answer as to whether a permit will be required to remove the leach field at the lower bath house. Ron Briggs explained that if a permit is required, removal of the leach field could be a condition of building permit issuance and become a restriction within the property deed. It was the consensus of the Board that the leach field is the responsibility of the developer.

Ron Briggs addressed the issue of an easement to the Seavey Camp lot (R01-037) and indicated that currently there is no established, written easement and that this subdivision would grant them access to the lot. Ron Briggs noted that Mitchell Yeaton attended one meeting and did not express any concerns as to the location of the new access road, only the maintenance. The consensus of the Board that written acceptance of the change in easement location by owners of the Seavey Camp lot is not necessary.

Ron Briggs gave an overview of the properties as it relates to road maintenance. Ken Dean submitted copies of the Cove Road Association directory and explained that they are responsible for maintaining the road from the town line to the campground property and Breezy Point. Ken Dean noted that the five lot owners will be responsible for maintaining the road from the property line through the cul-de-sac. It was the consensus of the Board to reword the condition to require that Associations be in place for road maintenance from the Conway town line through the cul-de-sac.

There being no further questions or comments, Paul Savchick closed the Public Hearing at 9:00 pm. ***Dennis Sullivan made a motion, seconded by Frank Holmes, to grant approval for the five-lot subdivision conditional on the nine items set forth in the May 7, 2014 letter or as amended at this hearing. Motion unanimously carried.***

Frank Holmes made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:25 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
June 18, 2014**

The Planning Board held their regular meeting on Wednesday, June 18, 2014. Present were Chairman Paul Savchick, Dennis Sullivan, Selectmen Dick Fortin, Alternate Peter Klose and Alternate Don Bacich. The meeting was called to order at 7:07 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member to fill an absence.

Review of Minutes

The Board reviewed the Minutes of May 21, 2014. ***Dennis Sullivan made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Board of Selectmen Report

Dick Fortin gave an overview of the recently issued building permits. Dick Fortin stated that the Selectmen approved a request to permit a Farmer's Market at the grove and that it will be reviewed on a weekly basis so that any issues can be addressed. Dennis Sullivan questioned the availability of parking at the grove. Peter Klose noted that the Little White Church may be a better location with easier access.

Conservation Commission Report

Paul Savchick gave an update on the Conservation Commission and stated that the project to remove grass at the blueberry fields has begun. Paul Savchick explained that the rock removal project is slated to begin in the fall and that a contractor is being sought. Paul Savchick gave an update on the Foss Mountain Trail project scheduled to begin on June 23rd and noted that the gravel is currently being hauled to the site.

Master Plan

The Board reviewed the Master Plan and discussed the plan for completion and Public Hearings.

Dennis Sullivan made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:57 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
August 7, 2014**

The Planning Board held a work session on Thursday, August 7, 2014. Present were Chairman Paul Savchick, Dennis Sullivan, Selectmen Dick Fortin and Alternate Peter Klose. The meeting was called to order at 6:08 pm.

The Board continued reviewing and revising the Master Plan.

The meeting was adjourned at 9:17 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
August 20, 2014**

The Planning Board held their regular meeting on Wednesday, August 20, 2014. Present were Chairman Paul Savchick, Frank Holmes, Dennis Sullivan, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:06 pm.

Review of Minutes

The Board reviewed the Minutes of June 18, 2014. ***Frank Holmes made a motion, seconded by Dennis Sullivan, to accept the Minutes as written. Motion unanimously carried.***

The Board reviewed the Minutes of August 7, 2014. ***Dennis Sullivan made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Old Business

Paul Savchick explained that he spoke with Attorney Stephen Buckley regarding the issue of the boat ramp on the Cove Campground property. Paul Savchick noted that legal opinion is that the Planning Board cannot rescind approval because the condition imposed was regarding commercial, not private, use. Paul Savchick suggested that the Board review and possibly update the definition of abutter.

Master Plan

The Board continued their review of the Master Plan. It was noted that the language from Town Meeting in 1974 addressing Potter Road as a scenic road should be added to the Road chapter.

Peter Klose made a motion, seconded by Dennis Sullivan, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:12 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
September 3, 2014**

The Planning Board held a work session on Wednesday, September 3, 2014. Present were Chairman Paul Savchick, Dennis Sullivan, Frank Holmes, Selectmen Dick Fortin and Alternate Peter Klose. The meeting was called to order at 6:35 pm.

The Board continued reviewing and revising the Master Plan.

The meeting was adjourned at 8:55 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
September 17, 2014**

The Planning Board held their regular meeting on Wednesday, September 17, 2014. Present were Chairman Paul Savchick, Dennis Sullivan, Thaire Bryant, Selectman Dick Fortin and Alternate Peter Klose.

Review of Minutes

The Board reviewed the Minutes of August 20, 2014. ***Dick Fortin made a motion, seconded by Dennis Sullivan, to accept the Minutes as written. Motion unanimously carried.***

The Board reviewed the Minutes of September 3, 2014. ***Dick Fortin made a motion, seconded by Dennis Sullivan, to accept the Minutes as written. Motion unanimously carried.***

Board of Selectmen Report

Dick Fortin explained that Nancy Burns met with the Selectmen regarding celebrations for Snowville's 200th and Eaton's 250th year and would like to begin putting together committees. Dick Fortin noted that a letter will be going out with tax bills seeking input and volunteers.

Conservation Commission Report

Paul Savchick gave an update on the Conservation Commission projects and noted that arrangements are being made for brush removal. Paul Savchick noted that two timber sales have been scheduled.

Master Plan

The Board continued their review of the Master Plan. It was noted that all references to the State's Shoreland Protection regulations should reflect the newest title and that a copy of the updated document should be distributed to the Board.

Dennis Sullivan made a motion, seconded by Dick Fortin, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:08 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
October 15, 2014**

The Planning Board held their regular meeting on Wednesday, October 15, 2014. Present were Dennis Sullivan, Selectmen Dick Fortin, Thaire Bryant and Alternate Peter Klose. The meeting was called to order at 7:05 pm.

Review of Minutes

The Board reviewed the Minutes of September 17, 2014. ***Peter Klose made a motion, seconded by Dennis Sullivan, to accept the Minutes as amended. Motion unanimously carried.***

Board of Selectmen Report

Dick Fortin gave an overview of the recently issued building permits, timber taxes and land use change tax. Dick Fortin noted that the Town has purchased a new plow and explained the new turn-around for the plow truck on Foss Mountain Road.

Conservation Commission Report

Dick Fortin gave an update on the Foss Mountain blueberry field rock popping project. Peter Klose gave an overview of the Green Mountain Conservation Group workshop to be held on November 6th.

Master Plan

The Board continued their review of the Master Plan and set their next work session for October 29th.

Peter Klose made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:05 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
October 29, 2014**

The Planning Board held a work session on Wednesday, October 29, 2014. Present were Chairman Paul Savchick, Dennis Sullivan, Frank Holmes, Peter Klose, Thaire Bryant and Selectmen Dick Fortin. The meeting was called to order at 7:00 pm.

The Board continued reviewing and revising the Master Plan. It was noted that the Selectmen will review the Plan and meet with the Planning Board in November.

Peter Klose made a motion, seconded by Frank Holmes, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:22 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
November 19, 2014**

The Planning Board held their regular meeting on Wednesday, November 19, 2014. Present were Chairman Paul Savchick, Frank Holmes, Dennis Sullivan, Thaire Bryant, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:05 pm.

Review of Minutes

The Board reviewed the Minutes of October 15, 2014. *Dennis Sullivan made a motion, seconded by Thaire Bryant, to accept the Minutes as written. Motion unanimously carried.*

The Board reviewed the Minutes of October 29, 2014. *Dennis Sullivan made a motion, seconded by Frank Holmes, to accept the Minutes as written. Motion unanimously carried.*

Board of Selectmen Report

Dick Fortin gave an update on the recently issued building permits and violations. Dick Fortin gave an overview of the ambulance service proposals.

Conservation Commission Report

Paul Savchick reported on the Conservation Commission and gave an update on the current projects.

Master Plan

Selectman Rick Young joined the Board to review the Master Plan. The Board discussed the process of acquiring land and it was the consensus that a new policy does not have to be developed.

The Board discussed the Commercial District and it was noted that since it is the entrance to Eaton, attention should be given to signage, lighting and setbacks. It was also noted that "performance-based" zoning should be explained or defined.

Wetland Conservation District Ordinance

The Board reviewed the current and proposed amendment ordinance. It was noted that the definition of "wetlands" will be added and that the proposed amendment will be noticed for Public Hearing in January.

Thaire Bryant made a motion, seconded by Frank Holmes, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:50 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
December 17, 2014**

The Planning Board held their regular meeting on Wednesday, December 17, 2014. Present were Chairman Paul Savchick, Frank Holmes, Dennis Sullivan, Thaire Bryant, Selectmen Dick Fortin, Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of November 19, 2014. ***Frank Homes made a motion, seconded by Thaire Bryant, to accept the Minutes as written. Motion unanimously carried.***

Board of Selectmen Report

Dick Fortin gave an update on the ambulance service discussions and noted that the Board is dealing with several Zoning Ordinance violations.

Conservation Commission Report

Paul Savchick gave an update on the Conservation Commission and gave an update on the timber sale and rock popping projects. Paul Savchick noted that Olivia Saunders gave a presentation to the Commission on the sulphur project to remove the blue-stem grass in the blueberry fields.

**Public Hearing – Boundary Line Adjustment
Betsi & John Edge**

At 7:15 pm Paul Savchick opened the Public Hearing on an application from Betsi and John Edge for a Boundary Line Adjustment for property located at 2399 Eaton Road (Tax Map U01 Lot 11).

All notices had been posted, all fees paid and abutters notified. No correspondence was received. ***Dick Fortin made a motion, seconded by Frank Holmes, to accept the plan for consideration. Motion unanimously carried.***

Dave Douglass gave an overview of the survey plan and noted that at the time of development, the properties were all in the ownership of the parents. Dave Douglass explained that when the properties were given, it was done by lots of record.

Dick Fortin questioned the updated survey plan and noted that the deed to Betsi's property states that the boundary is 100 feet along the lake. Dave Douglass stated that

he found an iron pin which was used for the plan and noted that he does not believe this property was ever surveyed. Paul Savchick noted that the current plan shows a distance of more than the 100 feet. Dave Douglass stated that the plan is based on the pins that were found. Dick Fortin stated that there is question as to the initial boundaries. Dave Douglass stated that the object of this Boundary Line Adjustment is to establish definite boundaries.

Dave Douglass explained that the 30-foot setback for the boathouse is not possible because they are trying to avoid an easement. Paul Savchick noted that creating the 30-foot setback would affect the current driveway access to the beach. Dave Douglass noted that if the boundary line were moved to accommodate the required 30-foot setback, it would leave approximately 10 feet to the Timberlake property line. Dennis Sullivan noted that the driveway could be moved and Dave Douglass indicated that there might be wetlands in that area.

Paul Savchick explained that with the absence of the required setback, it is an issue for the Zoning Board of Adjustment. Dick Fortin stated that the Selectmen are opposed to approving this plan as presented. Thaire Bryant questioned how difficult it would be to move the boat house. Betsi Edge indicated that because it is on a slab, it would not be easy to move. Paul Savchick stated that the Planning Board cannot approve a lot without the required setback and noted that the applicant can apply to the Zoning Board for a variance to Article IV, Section C. Paul Savchick closed the Public Hearing at 7:32 pm.

Dennis Sullivan made a motion, seconded by Thaire Bryant, to continue the Public Hearing at the next Planning Board meeting, pending Zoning Board approval. Motion unanimously carried.

Proposed Zoning Ordinance Amendments

The Board reviewed the proposed amendments to the Zoning Ordinance for consideration at Town Meeting. It was noted that the Public Hearing will be held January 21st.

Thaire Bryant made a motion, seconded by Frank Holmes, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:22 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner