

**TOWN OF EATON  
PLANNING BOARD  
January 27, 2016**

The Planning Board held a special meeting on Wednesday, January 27, 2016. Present were Chairman Paul Savchick, Dennis Sullivan, Thaire Bryant, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:08 pm.

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

**Zoning Ordinance Amendment**

Chairman Paul Savchick explained that in response to a letter from Ken McKenzie, the Board is meeting to reconsider the proposed Amendment to Article VI, Section 4, regarding non-conforming lots. Paul Savchick noted that the Board of Selectmen are in favor of the original amendment with minor changes such as "lot of record" and "contiguous lots." Thaire Bryant noted that this change would only be for clarification and would not be a substantial change.

Ken McKenzie questioned what would constitute a lawful merger and Paul Savchick stated that any action as permitted in State statute would be permissible. Ken McKenzie questioned merging of illegally subdivided lots. Paul Savchick noted that a lawful merger would not include any illegally subdivided lots. Paul Savchick also noted that this proposed amendment is not intended to accommodate any one in particular nor is it intended to be retroactive. Thaire Bryant stated that adopting this amendment gives property owners incentive to merge lots and create a better situation.

***Peter Klose made a motion, seconded by Thaire Bryant, to adopt the following language and to place the proposed amendment on the Town Meeting ballot: 4. The owner of a non-conforming lot of record recorded before the date of this ordinance, March 6, 1973, or any combination of such lots of record as modified by lawful merger or approved Planning Board plat, is permitted to build thereon without regard to requirements for lot size and frontage, provided the setback requirements are met and the use conforms with those authorized for the district in which the lot is located, and meets State of New Hampshire septic system design standards for subsurface septic disposal for the proposed use. Motion unanimously carried.***

***Thaire Bryant made a motion, seconded by Dennis Sullivan, to adjourn the meeting. Motion unanimously carried.*** The meeting was adjourned at 8:08 pm.

Respectfully submitted,

*Lianne Boelzner*

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