

**TOWN OF EATON
PLANNING BOARD
February 8, 2017**

The Planning Board held their regular meeting on Wednesday, February 8, 2017 at the Eaton Town Hall. Present were: Chairman Paul Savchick, Peter Dow, Dennis Sullivan, Brian Hebert, Thaire Bryant, Selectmen's Representative Ed Reilly and Alternate Peter Klose. The meeting was called to order at 7:00 pm. Chairman Savchick appointed Peter Klose to act as regular member.

Review of Minutes

The Board reviewed the Minutes of January 11, 2017. ***Thaire Bryant made a motion, seconded by Dennis Sullivan, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Ed Reilly explained that the Selectmen have been focused on preparing the 2017 budget and Warrant for the Budget Hearing on Thursday, February 9th.

Administration

Chairman Savchick explained that the last condition to be met for final approval of the Dean subdivision is the road maintenance guarantee. The Board reviewed a proposed letter from the Cove Road Association. Chairman Savchick recommended requiring a stronger commitment to the maintenance. Ed Reilly questioned whether the road maintenance is required as part of the subdivided properties. Chairman Savchick noted that the deed contains language pertaining to the road maintenance. It was noted that the Association President is investigating the Association By-Laws and will report back to the Planning Board. It was the consensus of the Board to require a stronger commitment from the Cove Road Association to maintain the road.

**Public Hearing – Boundary Line Adjustment
Peter & Marylou Dow and Purity Spring Resort**

At 7:15 pm, Chairman Savchick opened the Public Hearing on an application from Peter & Marylou Dow and Purity Spring Resort for a Boundary Line Adjustment of properties located on Eaton Road, Route 153, (R05-028 & R06-004).

Peter Dow recused himself as he has a conflict of interest in this application. All notices had been posted, all fees paid and abutters notified. No correspondence was received. ***Ed Reilly made a motion, seconded by Brian Hebert, to accept the plan for consideration. Motion unanimously carried.***

Loralie Gerard of Thorne Surveys submitted an updated plan and gave an overview of the properties. Ms. Gerard explained that granite bounds were located on the Littlefield Farm property and that there is a meandering stone wall with the line of occupation being the intended boundary. Ms. Gerard noted that the boundary is now monumented.

Chairman Savchick opened the Public Hearing for public comment. Yvonne Hoyt stated that the boundaries have been confirmed. Chairman Savchick closed the Public Hearing at 7:27 pm. ***Peter Klose made a motion, seconded by Thaire Bryant, to approve the Boundary Line Adjustment as presented. Motion unanimously carried.***

Public Hearing – Boundary Line Adjustment **Yvonne Hoyt & Purity Spring Resort**

At 7:29 pm, Chairman Savchick re-opened the Public Hearing on an application from Yvonne Hoyt and Purity Spring Report for a Boundary Line Adjustment of properties located on Eaton Road, Route 153, (R06-04 and 05).

Bob Tafuto of Ammonoosuc Survey submitted updated plans and gave an overview of the changes. Chairman Savchick opened the Public Hearing for public comment. There being none, Chairman Savchick closed the Public Hearing at 7:33 pm. ***Peter Klose made a motion, seconded by Thaire Bryant, to approve the Boundary Line Adjustment as presented. Motion unanimously carried.***

Preliminary Review – 190 Snowville

Loralie Gerard of Thorne Surveys gave an overview of the proposed Site Plan for 190 Brownfield Road and noted that the plan is for a multi-purpose event center and residential rental unit and that the barn will be used for personal storage. Ms. Gerard explained that the existing septic system will support the rental unit and that a new system will be designed for the event center. Ms. Gerard noted that the owners are discussing an Air B&B, which will require approval from the Zoning Board of Adjustment. Ms. Gerard explained that the event center would be in operation 7 days per week, 6 am to 9 pm, and that maximum occupancy would be 25 people.

Thaire Bryant noted that the plan only shows 6 parking spaces. Loralie Gerard noted that the spaces have been calculated according the regulations and that there would be parking on the lawn area. Brian Hebert noted that there is no barrier to the road. Dennis Sullivan questioned the bathroom facilities for the event center. Loralie Gerard noted that floor plans will be submitted with the formal Site Plan Review application.

Paul Savchick questioned the rental unit and intent of the owners and explained that anything other than long-term residential rental would be categorized as transient housing. Loralie Gerard noted that the type of rental has not been finalized.

Paul Savchick questioned the type of events to be housed in this facility. James Thompson stated that it could be yoga, wellness classes, exercise, cooking classes and noted that it basically would be a wellness center. Paul Savchick questioned whether all events would be held inside. Loralie Gerard stated that noise levels will be addressed and questioned required quiet hours.

Brian Hebert questioned the lights on the building and headlights of vehicles and noted that it might be an issue. Loralie Gerard noted that the building lights will shine down and indicated that there are street lights in that area.

Paul Savchick questioned whether there is a business plan. Loralie Gerard stated that this facility is slated to be used for workshops and classes. Ed Reilly requested that the business plan be submitted with the application for review by the Board. Peter Klose questioned whether all activities would be held inside. Loralie Gerard stated that a residential use would be permitted in the yard and expressed her concern that the Board would require only inside events. Paul Savchick noted that submitting a listing of the owners' areas of expertise would give the Planning Board an idea of what types of events would be occurring at the facility.

Dana Cunningham questioned the parking lot and stated that she would appreciate some type of barrier to shield the headlights. Loralie Gerard noted that perhaps a vegetation screen could be placed in that area. Loralie Gerard questioned whether the parking area could be built in phases. Chairman Savchick explained that the plan is required to show the entire parking area but that it could be built in phases. Heather McKendry noted that lights that shine down are still bright and questioned the hours the outside lights would be used. Holly Fortin expressed concern regarding an Air B&B because of the transient population.

Thaire Bryant made a motion, seconded by Brian Hebert, to adjourn the meeting. Motion unanimously carried. The meeting adjourned at 9:08 pm.

Respectfully submitted,

Lianne Boelzner

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