

**TOWN OF EATON
PLANNING BOARD
July 12, 2017**

The Planning Board held their regular meeting on Wednesday, July 12, 2017 at the Eaton Town Hall. Present were: Chairman Paul Savchick, Brian Hebert, Dennis Sullivan, Selectmen's Representative Ed Reilly and Alternate Peter Klose. The meeting was called to order at 7:08 pm. Chairman Savchick appointed Peter Klose to act as a regular member.

Public Hearing – Site Plan Review
Wayne Bradbury

At 7:08 pm, Chairman Savchick opened the Public Hearing on an application from Wayne Bradbury for Site Plan Review of property located at 3 Ridge Road (U01-023).

Chairman Savchick explained the procedure for the hearing. All notices have been posted, all fees paid and abutters notified. ***Dennis Sullivan made a motion, seconded by Brian Hebert, to accept the plan for consideration. Motion unanimously carried.***

Wayne Bradbury explained that he wishes to convert his residence to a duplex and stated that the major issue seems to be the parking. Wayne Bradbury submitted pictures and stated that there is parking in front and the side of the building. Paul Savchick questioned the camper parked on the property as it is in violation of the Zoning Ordinance. Wayne Bradbury stated that the camper and trailer will both be removed from site.

Paul Savchick stated that the Selectmen are concerned about parking in front of the building as it is a hazard for snow plows during the winter. Wayne Bradbury stated that he parked there all winter and stated that he intends to put reground pavement in front of the building. Paul Savchick stated that the concern is snow removal. Wayne Bradbury stated that because of the configuration of the road and the stone bridge in that area, the plow will not hit the car and questioned whether approval could be given for one parking space parallel to the porch. Wayne Bradbury stated that he intends to keep parking in front of the building.

Paul Savchick opened the Hearing for public comment. There being none, the Public Hearing was closed at 7:24 pm.

The Board discussed the issue of parking in front of the building. Ed Reilly questioned whether the intent is to remove all grass in front of the building and replace with gravel. Wayne Bradbury stated that is the intent and stated that the run off will go to the open drain and indicated that there is also a catch basin across the street which takes care of

the Glines Hill run off. Paul Savchick stated that all slopes must be maintained away from the road as there is to be no run off from the property to the road.

Paul Savchick explained that the septic system was upgraded and that the leach field is located across the street on the Timberlake property. It was noted that the State approval will be reviewed for the maximum number of bedrooms.

Paul Savchick stated the once the grass is removed and replaced with hardscape, that grading must be such that it keeps the drainage from entering the roadway and that prior to any changes a Driveway Permit must be obtained from the Selectmen. Wayne Bradbury stated that it has always been a driveway until he let the grass grow in that area. Paul Savchick explained that the property is now under Site Plan Review and that the increased run off needs to be addressed. Wayne Bradbury stated that the parking in front should be grandfathered. Paul Savchick stated that the Planning Board will apply the current regulations to the property and that there is ample space on the site to provide for four vehicles.

Peter Klose made a motion, seconded by Brian Hebert, to approve the Site Plan to convert the residence to a duplex conditional upon 1. Confirmation of septic design approval for number of bedrooms; 2. Parking in front of the building on Ridge Road is restricted to one vehicle parallel to the road; and 3. Any regrading and/or resurfacing of the single parking spot in front of the house shall require a driveway permit from the Board of Selectmen. Motion unanimously carried.

Administration

Brian Hebert submitted his letter of resignation from the Board effective immediately. The Board accepted the resignation with regret.

Review of Minutes

The Board reviewed the Minutes of June 14, 2017. ***Ed Reilly made a motion, seconded by Dennis Sullivan, to accept the Minutes as amended. Motion unanimously carried.***

Selectmen's Report

Ed Reilly gave an update on the Carroll County Sheriff's Department activity and the drainage at the Roberts Road bridge.

Ed Reilly explained that the Selectmen reviewed the bids for a new heating system at the Town Garage and that it will be put back out to bid for a propane system. Peter Klose questioned whether the Selectmen will be considering a pellet burner. Ed Reilly stated that it was discussed briefly but that a propane system is the better solution.

Conservation Commission

Paul Savchick gave an overview of the Commission and noted that Kristy Foster is the new liaison for the Green Mountain Conservation Group. Paul Savchick explained that the Commission will be pursuing materials to fill in the holes in the blueberry field. Peter Klose stated that some of the holes are very large and that at least one field will be kept in top condition. Paul Savchick gave an update on the Foss Mountain trail and the sugar maple agreement.

Regulations

The Board discussed the definition of an abutter and requested adding 'property up to 200 feet from the subject property and any property abutting contiguous parcels' to the definition of an abutter in all Town regulations.

The Board received draft copies of the Site Plan Review Regulations for review and further amendment.

Paul Savchick submitted a handbook for designing local Earth Excavation Regulations. It was requested that a draft document be put together for next meeting.

Ed Reilly made a motion, seconded by Dennis Sullivan, to adjourn the meeting. Motion unanimously carried. The meeting adjourned at 9:30 pm.

Respectfully submitted,

Lianne Boelzner

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