

**TOWN OF EATON  
PLANNING BOARD  
July 13, 2016**

The Planning Board held their regular meeting on Wednesday, July 13, 2016. Present were Chairman Paul Savchick, Dennis Sullivan, Thaire Bryant, Frank Holmes, Brian Hebert, Peter Klose and Selectman Ed Reilly. The meeting was called to order at 7:06 pm. Chairman Savchick appointed Alternate Peter Klose to act as a regular member.

**Review of Minutes**

The Board reviewed the Minutes of June 8, 2016. ***Thaire Bryant made a motion, seconded by Frank Holmes, to accept the Minutes as written. Motion unanimously carried.***

**Selectmen's Report**

Ed Reilly explained that NHDOT has notified the Town that they will be replacing a culvert on Route 153 just south of the store and that the project is slated for this winter. Ed Reilly gave an update on the Roberts Road bridge and Cove Road projects.

**Conservation Commission Report**

Paul Savchick gave an update on the current timber harvest and maintenance of the blueberry fields. Peter Klose noted that the Commission is drafting objectives for Foss Mountain.

**Public Hearing – Subdivision**  
**Marla Browning**

At 7:19 pm Paul Savchick reconvened the Public Hearing on an application from Marla Browning for a Subdivision of property located at 368 Stewart Road (Map R09 Lot 13).

Paul Savchick stated that the applicant has submitted a request to postpone the hearing until August. ***Dennis Sullivan made a motion, seconded by Thaire Bryant, to recess this hearing until 7 pm on August 10, 2016. Motion unanimously carried.***

**Subdivision/Site Plan Regulations**

The Board reviewed the proposed checklist for potential regional impact and amended reference from a local land use board to Eaton's Planning Board and Conservation Commission. It was the unanimous consensus of the Board that this checklist should become part of the application packet.

Paul Savchick gave an overview of how boundary line adjustments of grandfathered lots are treated by the NHDES Subsurface Division.

The Board reviewed the proposed amendments to the Subdivision Regulations.

**Amendment #1:** Add the following to Section 2 - Definitions:

**Official Trail:** Means a state or municipal trail legally established per RSA 216-F, RSA 230:74 & 75 or RSA 231-A.

**Amendment #2:** Replace the current definition with the following in Section 2 - Definitions:

**Private Road:** A strip of land over which one or more individuals has the right to pass in a highway vehicle, and which is not a Class I through VI highway, and is not an Official Trail, and is not a driveway, and is not maintained by the Town. New private roads requesting subdivision approval must meet established Town standards.

***Thaire Bryant made a motion, seconded by Frank Holmes, to adopt Amendments 1 and 2 pending Public Hearing. Motion unanimously carried.***

**Amendment #3:** Add the following section and renumber current Sections 3.07-3.11

### **3.07 Regional Notice**

3.07 a. In accordance with RSA 36:54-58, any proposed subdivision which is likely to have impact beyond the boundaries of the Town of Eaton shall require additional notice and by State law require additional time for public notice.

3.07 b. Notice shall be sent by certified mail 14 days in advance of the scheduled public hearing to the North Country Council and to each Town likely to be affected, with each governmental entity to be considered an abutter.

***Peter Klose made a motion, seconded by Frank Holmes, to adopt Amendment #3 pending Public Hearing. Motion unanimously carried.***

**Amendment #4:** Add the following to Section 4:11 Final Plat:

4.11 c. The final plat shall contain the following signature box:

This plat is hereby approved by the Eaton Planning Board at an official meeting held on \_\_\_\_\_ and shall be filed with the Carroll County Registry of Deeds.

\_\_\_\_\_  
Chairman, Eaton Planning Board

\_\_\_\_\_  
Date

***Thaire Bryant made a motion, seconded by Peter Klose, to adopt Amendment #4 pending Public Hearing. Motion unanimously carried.***

The Board discussed additional amendments to address notice requirements for scenic road tree cuts and to add the requirement of as-built plans.

The Board reviewed the proposed amendment to the Site Plan Regulations.

**Amendment #1:** Add the following to Section III - Review Process and renumber current section H. Fees to I. Fees

#### **H. Regional Notice**

1. In accordance with RSA 36:54-58, any proposed development which is likely to have impact beyond the boundaries of the Town of Eaton shall require additional notice and by State law require additional time for public notice.

2. Notice shall be sent by certified mail 14 days in advance of the scheduled public hearing to the North Country Council and to each Town likely to be affected, with each governmental entity to be considered an abutter.

***Peter Klose made a motion, seconded by Dennis Sullivan, to adopt Amendment #1 pending Public Hearing. Motion unanimously carried.***

The Board reviewed the Site Plan and Subdivision application form and fee structure. It was noted that a draft will be submitted next meeting for review.

#### **Zoning Ordinance Amendments**

The Board reviewed SB146 relative to accessory dwelling units and noted that Eaton's Zoning Ordinance will require an amendment regarding the permissible square footage. It was also noted that the Board will review the definitions of structure and accessory structures for possible updates.

***Thaire Bryant made a motion, seconded by Dennis Sullivan, to adjourn the meeting. Motion unanimously carried.*** The meeting was adjourned at 9:57 pm.

Respectfully submitted,

*Lianne Boelzner*

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