

**TOWN OF EATON  
PLANNING BOARD  
May 11, 2016**

The Planning Board held their regular meeting on Wednesday, May 11, 2016. Present were Chairman Paul Savchick, Dennis Sullivan, Frank Holmes, Thaire Bryant, Selectman Ed Reilly and Alternate Peter Klose. The meeting was called to order at 7:04 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 April 13, 2016. ***Peter Klose made a motion, seconded by Ed Reilly, to accept the Minutes as amended. Motion unanimously carried.***

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

At 7:17 pm Paul Savchick opened the Public Hearing on an application from Marla Browning for a Subdivision for property located at 368 Stewart Road (Map R09 Lot 13).

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

Marla Browning explained that the soil types are now shown on the plan and that additional land has been added to the proposed smaller lot bringing the size to 2.1 acres. Paul Savchick explained that a waiver for the HISS standards had been requested on the 2-acre lot and noted that the Planning Board has never granted a waiver on a lot under five acres. Paul Savchick stated that he had requested that soil types be shown on the plan with calculations to show if there is a possibility that HISS standards could be waived. Paul Savchick noted that based on the two soil types, the HISS should be required.

Marla Browning stated that the septic system and house has been there for over 26 years with no issues. Paul Savchick explained that the HISS standards are not for what is on the lot but for what the potential could be on the lot and takes into consideration all other drainage issues. Paul Savchick noted that the decision requiring the HISS could be appealed to the Zoning Board of Adjustment. Marla Browning asked that the Board vote as to whether a waiver would be considered.

Thaire Bryant stated that his concern is the effect on the drainage when the second lot is developed. Marla Browning stated that the original subdivision in 1988 created her lot of 2.37 acres. Peter Klose stated that if the Planning Board has never waived the requirement before, the Board should enforce the rules. Paul Savchick stated that the soils are marginal and that a larger lot size may be required.

Paul Savchick explained that any proposed lot under five acres requires State approval and questioned whether the lot could be enlarged rather than conducting the HISS. Marla Browning questioned whether the HISS requirement would be waived if the lot were larger than five acres. Paul Savchick stated that the Board has granted the waiver on lots over five acres. Dennis Sullivan stated that the existing septic system could pose an issue in the future if it has to be replaced and that the HISS study would make sure that a replacement system is possible.

***Frank Holmes made a motion, seconded by Thaire Bryant, to recess this hearing until 7 pm on June 8, 2016. Motion unanimously carried.***

### **Selectmen's Report**

Ed Reilly gave an update on the Roberts Road bridge project and noted that the contract has been awarded to Michael Hansen Construction. Ed Reilly gave an update on issued Building Permits and decisions of the Zoning Board of Adjustment.

### **Conservation Commission Report**

Paul Savchick gave an update on the Conservation Commission and on-going projects and explained that the Commission is working on the blueberry management.

### **Administration**

Paul Savchick explained that there has been a question on the interpretation of a structure as it relates to a patio and the required 125-foot setback from Thurston Pond. After review of the definition of a structure, it was the consensus of the Board that a patio is a structure and must meet all required setbacks. It was noted that the definitions of a structure as set forth within the Zoning Ordinance requires clarification and will be reviewed for possible amendment at next Town Meeting.

### **Subdivision/Site Plan Regulations**

The Board reviewed the proposed Development Checklist for Potential Regional Impact and related Regional Notice language. The Board revised the checklist to lower the vehicle trips to 150 and building size to 10,000 square feet within 1000 feet of a municipal line. The Board also noted that additional language setting forth the public notice requirements of a project deemed to have potential regional impact is needed.

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

Respectfully submitted,

*Lianne Boelzner*

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