

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

The Planning Board held their regular meeting on Wednesday, April 16, 2016. Present were Chairman Paul Savchick, Dennis Sullivan, Selectman Ed Reilly and Alternate Peter Klose. The meeting was called to order at 7:13 pm.

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

Preliminary Review

Marla Browning met with the Board for a preliminary review of a two-lot subdivision on Stewart Road. Chairman Paul Savchick explained that HISS is needed to determine whether the lot meets the minimum two-acre requirement. Marla Browning noted that she would like to request a waiver of the soil survey as it is an existing house lot with a septic system. Chairman Savchick noted that the lot is less than five acres, which requires State approval. The Town of Eaton has only issued HISS waivers for lots of five acres or larger. Marla Browning explained that her original lot was 2.7 acres when purchased in 1988. Chairman Savchick stated that NRCS soil types would have to be shown to indicate that minimum HISS lot size can be met before a request for a HISS waiver could be considered. Dennis Sullivan noted that the septic system design will provide useful information.

Review of Minutes

The Board reviewed the Minutes of March 9, 2016. ***Dennis Sullivan made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Ed Reilly gave an update on the Selectmen and noted that they met with Carroll County Commissioners to review current County operations and budget.

Conservation Commission

Paul Savchick gave an overview of the current Conservation Commission projects and blueberry field maintenance. Paul Savchick noted that the Commission will be reviewing the updated three-year timber harvest schedule at its next meeting.

Correspondence

The Board reviewed a letter from Kenneth McKenzie regarding discussions on Crystal Lake Road properties.

Subdivision/Site Plan Regulations

The Board received proposed amendments and supporting documentation to review for the next meeting.

Ed Reilly made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:25 pm.

Respectfully submitted,

Lianne Boelzner

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