

**TOWN OF EATON
PLANNING BOARD
January 28, 2015**

The Planning Board held their regular meeting on Wednesday, January 28, 2015. Present were Chairman Paul Savchick, Dennis Sullivan, Frank Holmes, Thaire Bryant, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 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 December 17, 2014. ***Frank Holmes made a motion, seconded by Thaire Bryant, to accept the Minutes as amended. Motion unanimously carried.***

Board of Selectmen Report

Dick Fortin gave an overview of the recently issued building permits. Dick Fortin stated that the Selectmen are working on budgets and gave an update on the status of the ambulance service contract.

Conservation Commission Report

Paul Savchick gave an update on the Conservation Commission, the on-going projects and an overview of the status of the DES permit at Camp Waukeela.

**Public Hearing – Boundary Line Adjustment
Betsi & John Edge**

At 7:15 pm Paul Savchick reconvened the Public Hearing on an application from Betsi & John Edge for a boundary line adjustment for property located at 2399 Eaton Road (Tax Map U01 Lot 11). It was noted that Betsi Edge withdrew her application at the Zoning Board of Adjustment and has decided to remove the boathouse to meet the setback requirements. Paul Savchick stated that the applicant has requested that the Public Hearing be continued in the Spring when the boathouse can be removed. ***Dennis Sullivan made a motion, seconded by Thaire Bryant, to recess the Public Hearing until next meeting. Motion unanimously carried.***

Public Hearing – Proposed Zoning Ordinance Amendments

At 7:30 pm Paul Savchick opened the Public Hearing on the proposed Zoning Ordinance Amendments.

The Board reviewed the proposed changes to Article VI, Sections 3 and 5. Ken McKenzie noted that this proposal will create major issues. Dennis Sullivan noted that there are still limitations and Thaire Bryant stated that the property owner would have to meet all State and Federal requirements. Ken McKenzie noted that this proposal radically changes the Ordinance and that the old Master Plan states that non-conforming uses should be eliminated. Ken McKenzie stated that the expansion of non-conforming structures should be prevented. Dennis Sullivan noted that the floodplain maps are not accurate, which adversely affects property owners. Peter Klose stated that this proposal allows everyone the same possibility of acquiring a Special Exception. Ken McKenzie recommended leaving the Ordinance as written and let the issue be decided in Court. ***Peter Klose made a motion, seconded by Dennis Sullivan, to table the proposed changes to Article VI for further discussions. Motion unanimously carried.***

The Board reviewed the proposed change to Article IV, Section P. Paul Savchick explained that this change is to reference the State's change in name of the Shoreland Protection Act. There being no questions or discussion, ***Thaire Bryant made a motion, seconded by Peter Klose, to place this amendment on the Town Meeting ballot. Motion unanimously carried.***

The Board reviewed the proposed change to the Wetland Conservation District. Paul Savchick explained that this amendment is to update references and delineations. Ken McKenzie questioned the need of the permitted use section. Paul Savchick noted that the Town may permit a use that cannot obtain a State permit. It was the general consensus of the Board to leave the section as written. There being no further questions or discussion, ***Peter Klose made a motion, seconded by Dennis Sullivan, to place this amendment on the Town Meeting ballot. Motion unanimously carried.***

There being no further questions or discussion, Paul Savchick closed the Public Hearing at 8:37 pm.

Dennis Sullivan made a motion, seconded by Frank Holmes, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:38 pm.

Respectfully submitted,

Lianne Boelzner

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