

**TOWN OF EATON  
PLANNING BOARD  
October 12, 2016**

The Planning Board held their regular meeting on Wednesday, October 12, 2016 at the Eaton Town Hall. Present were: Chairman Paul Savchick, Dennis Sullivan, Brian Hebert, Peter Dow, Frank Holmes, Selectmen's Representative Ed Reilly and Alternate Peter Klose. The meeting was called to order at 7 pm.

Chairman Savchick appointed Alternate Peter Klose to act as a regular member.

**Review of Minutes**

The Board reviewed the Minutes of September 21, 2016. ***Peter Klose made a motion, seconded by Brian Hebert, to accept the Minutes as written. Motion unanimously carried.***

**Selectmen's Report**

Ed Reilly gave an update on Camp Waukeela and noted that they will be submitting a Building Permit application for the life guard chair. Ed Reilly noted that Steve Larson met with the Board to discuss some issues with the conditions for a Special Exception to expand a non-conforming structure.

**Conservation Commission Report**

Paul Savchick gave an update on the Conservation Commission and on-going projects. Paul Savchick explained that the running planks on the Willis Bean Road bridges needs to be replaced and that the Commission will be addressing ways to cover costs of potential further damages by the loggers.

**Public Hearing – Site Plan Review**

**190 Snowville – Whit Whitman, Matthew Burke, Susan Wiley, James Thompson & Michelle Clark**

At 7:15 pm, Chairman Savchick opened the Public Hearing on an application from “190 Snowville” for Site Plan Review of property located at 190 Brownfield Road (U02-019).

All notices had been posted and all fees paid. Chairman Savchick explained that the application is not complete as it requires complete plans per the Site Plan Regulations. Chairman Savchick stated that based on the narrative submitted by the applicants, it is a change of use from residential to commercial, which requires NHDES Subsurface review for the septic system and NHDOT review for the driveway entrance. Chairman

Savchick noted that all abutters have not been notified and questioned whether the abutting lot will be used for this endeavor. Whit Whitman noted that they are unsure and that it may be used for parking. Chairman Savchick noted that additional abutters will have to be notified.

Chairman Savchick explained that the proposal includes weddings of up to 100 people, which will require NHDES review of the septic system. Whit Whitman noted that it would be 2 to 4 weddings per year maximum. Chairman Savchick explained that parking and storm water runoff will need to be addressed, which will require a topo plan. Whit Whitman noted that the property will have a two-bedroom dwelling and questioned if one of the owners lived in the unit whether it would then become a home business.

Chairman Savchick suggested continuing the application for one month while the applicants gather the required information. Chairman Savchick noted that if the continuance goes beyond 3 months, all abutters will have to be renotified at the applicant's expense. ***Dennis Sullivan made a motion, seconded by Ed Reilly, to continue this application until 7:15 pm on November 9<sup>th</sup>. Motion unanimously carried.***

#### **Public Hearing – Boundary Line Adjustment** **Yvonne Hoyt & Purity Spring Resort**

At 7:35 pm, Chairman Savchick opened the Public Hearing on an application from Yvonne Hoyt and Purity Spring Report for a Boundary Line Adjustment of properties located on Eaton Road (R06-04 and 05).

Peter Dow recused himself as he has a conflict of interest in this application. All notices had been posted, all fees paid and abutters notified. No correspondence was received. ***Dennis Sullivan made a motion, seconded by Peter Klose, to accept the plan for consideration. Motion unanimously carried.***

Chairman Savchick stated that the Board is aware that there is a potential boundary dispute and explained that the Board cannot be involved in a civil issue and suggested that the application be continued until such time as the boundary dispute has been resolved. Bob Tafuto stated that the barn and pasture has never been in dispute and indicated that a boundary plan has recently been recorded at the Registry. Chairman Savchick stated that the Planning Board cannot knowingly act on an application where the boundaries are contested.

Paul Savchick opened the Public Hearing for public comment. Yvonne Hoyt stated that she was given permission by Purity Spring Resort 30 years ago to use the land and noted that she pays taxes on the building. Bob Tafuto gave an overview of the proposal and noted that the plan is to add that land to Yvonne Hoyt's property.

Claudia Provencher questioned what information was presented to the Board to make a decision not to act on the application. Chairman Savchick stated that it is public knowledge that there is a civil issue regarding the boundaries of that property. Loralie Girard of Thorne Survey stated that she has been contacted by the Dows to research the issue.

There being no further comment, Chairman Savchick closed the Public Hearing at 7:50 pm. ***Peter Klose made a motion, seconded by Ed Reilly, to continue this application until November 9<sup>th</sup>. Motion unanimously carried.***

### **Subdivision/Site Plan Regulation/Zoning Ordinance Updates**

The Board reviewed the proposed updates to the Subdivision and Site Plan Regulations, new application form and fee structure.

Ed Reilly gave an overview of the issue brought forth by the Zoning Board regarding the conditions for a Special Exception when enlarging a non-conforming structure.

***Frank Holmes made a motion, seconded by Brian Hebert, to adjourn the meeting. Motion unanimously carried.*** The meeting adjourned at 9:51 pm.

Respectfully submitted,

*Lianne Boelzner*

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