

**TOWN OF EATON  
PLANNING BOARD  
September 21, 2016**

The Planning Board held their regular meeting on Wednesday, September 21, 2016. Present were: Chairman Paul Savchick, Dennis Sullivan, Brian Hebert, Peter Dow and Selectmen's Representative Ed Reilly. The meeting was called to order at 7:04 pm.

**Review of Minutes**

The Board reviewed the Minutes of August 10, 2016. ***Ed Reilly made a motion, seconded by Peter Dow, to accept the Minutes as written. Motion unanimously carried.***

**Selectmen's Report**

Ed Reilly explained that the Selectmen met at the South Eaton Meeting House and gave an overview of the drainage issues and possible solutions. Ed Reilly noted that the Selectmen also conducted a site visit at Camp Waukeela.

**Conservation Commission Report**

Paul Savchick gave an update on the Conservation Commission and on-going projects. Paul Savchick gave an overview of the blueberry harvest on Foss Mountain.

**Public Hearing – Boundary Line Adjustment  
Peter & Joyce Blue and Adam Nelson**

At 7:15 pm, Chairman Savchick opened the Public Hearing on an application from Peter & Joyce Blue and Adam Nelson for a Boundary Line Adjustment of properties located on Eaton Road (Map R03 Lots 25 & 26).

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

Dave Douglas gave an overview of the proposed plan and noted that the Blues are giving land to Adam Nelson to enlarge the existing lot.

Chairman Savchick opened the Public Hearing for public comment. There being none, Chairman Savchick closed the Public Hearing at 7:17 pm. ***Dennis Sullivan made a motion, seconded by Ed Reilly, to approve the Boundary Line Adjustment as presented. Motion unanimously carried.***

## **Public Hearing – Boundary Line Adjustment** **Robert & Deborah Dickey**

At 7:20 pm, Chairman Savchick opened the Public Hearing on an application from Robert & Deborah Dickey for a Boundary Line Adjustment of properties located on Potter Road (Map R01 Lots 5 & 6).

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

Dave Douglas gave an overview of the proposed plan and noted that the Dickey lot has no frontage on Potter Road. Dave Douglas explained that the deed gives Dickey a 66-foot easement that passed to a fee simple ownership on August 28, 2003. Chairman Savchick noted that when the deed was written, Boundary Line Adjustments were not overseen by the Planning Board. Brian Hebert questioned whether the right of way has been utilized. Dave Douglas noted that it has not and indicated that there is a conservation easement and deed restrictions on the Dickey property.

Chairman Savchick opened the Public Hearing for public comment. Gulrez Arshad stated that when they purchased their lot, the deed stated that the right-of-way expired in 2003 if not executed and noted that he is opposed to giving up the land. Gulrez Arshad requested a postponement of the hearing until he can get legal counsel. Roberta Jordan questioned whether there would be an issue with obtaining a driveway permit due to the number of driveways within a small area. Chairman Savchick noted that the driveway entrance is actually in Conway.

Chairman Savchick explained that current deeds refer to the right of way as described in prior deeds, which is the key language for the fee simple ownership. Gulrez Arshad questioned whether he would be able to have input as to how the driveway and utilities are installed. Chairman Savchick stated that that issue is beyond the Planning Board's jurisdiction.

Chairman Savchick explained that legal counsel has advised that the application must be signed by both parties involved in the Boundary Line Adjustment or that a legal agreement be submitted for the record. Gulrez Arshad stated that he would agree to the Boundary Line Adjustment but wants input into the construction of the driveway.

There being no further discussion, Chairman Savchick closed the Public Hearing at 7:53 pm. ***Ed Reilly made a motion, seconded by Peter Dow, to approve the Boundary Line Adjustment as presented conditional upon submission of an application signed by the Dickeys and a legal representative of the Potter Point Trust. Motion unanimously carried.***

## **Other Business**

Johanna McBrien gave an overview of their property and noted that there is an 1892 Class 6 road that loggers are now utilizing for a timber harvest on abutting property.

Johanna McBrien noted that a survey will be conducted of the property. Chairman Savchick explained how to proceed with the survey.

***Peter Dow made a motion, seconded by Dennis Sullivan, to adjourn the Meeting. Motion unanimously carried.*** The meeting was adjourned at 8:40 pm.

Respectfully submitted,

*Lianne Boelzner*

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