

**TOWN OF EATON  
PLANNING BOARD  
November 8, 2017**

The Planning Board held their regular meeting on Wednesday, November 8, 2017. Present were Chairman Dennis Sullivan, Paul Savchick, Peter Klose, Thaire Bryant, and Alternate Frank Holmes. The meeting was called to order at 7:00 pm.

Chairman Dennis Sullivan designated Frank Holmes to act as a regular member for this meeting.

**Public Hearing – Boundary Line Adjustment**

Matthew Burke, James Thompson, Susan Wiley, Whit Whitman & Michelle Clark

At 7 pm, Chairman Sullivan opened the Public Hearing on an application from Matthew Burke et al for a Boundary Line Adjustment of properties located at 190 Brownfield Road (U02-018 and 019).

Chairman Sullivan explained the procedure for the hearing. All notices have been posted, all fees paid and abutters notified. ***Paul Savchick made a motion, seconded by Thaire Bryant, to accept the plan for consideration. Motion unanimously carried.***

Loralie Girard gave an overview of the proposed Boundary Line Adjustment and noted that both lots meet the required road frontage and that HISS has been conducted for acreage calculations. Loralie Girard stated that a driveway permit application has been sent to NHDOT but the approval number has not yet been received. Loralie Girard indicated that the wetlands scientist found season run off but no wetlands.

Chairman Sullivan opened the Public Hearing for public comment and read a letter from Dana Cunningham. There being no public comment, Chairman Sullivan closed the Public Hearing.

***Paul Savchick made a motion, seconded by Thaire Bryant, to approve the Boundary Line Adjustment conditional upon NHDOT driveway permit, State subdivision approval and the two new corner monuments being set. Motion unanimously carried.***

**Public Hearing – Subdivision/Site Plan Review**

Matthew Burke, James Thompson, Susan Wiley, Whit Whitman & Michelle Clark

At 7:18 pm, Chairman Sullivan opened the Public Hearing on an application from Matthew Burke et al for concurrent Subdivision and Site Plan Review of a property located at 190 Brownfield Road (U02- 019).

All notices have been posted, all fees paid and abutters notified. ***Paul Savchick made a motion, seconded by Thaire Bryant, to accept the plan for consideration. Motion unanimously carried.***

Loralie Girard explained that the application is for a condominium conversion of the existing house and barn and that common area ownership documents will be drawn up once the plan is approved. Loralie Girard stated that the existing septic system is for four bedrooms but that a new system will be designed after receiving all approvals. Loralie Girard noted that a well release will be required because the protective well radius crosses the property line and noted that the release will be recorded at the Registry.

Chairman Sullivan questioned access to the common area in the basement. Loralie Girard explained that Unit 1 will have access through stairs and the bulkhead and that Unit 2 will have access through the bulkhead.

Chairman Sullivan opened the Public Hearing for public comment. There being none, Chairman Sullivan closed the Public Hearing.

***Peter Klose made a motion, seconded by Paul Savchick, to approve the concurrent Subdivision and Site Plan conditional upon State subdivision approvals for the Boundary Line Adjustment and Condominium conversion and recording of the well radius release document. Motion unanimously carried.***

### **Review of Minutes**

The Board reviewed the Minutes of October 11, 2017. ***Thaire Bryant made a motion, seconded by Paul Savchick, to accept the Minutes as written. Motion unanimously carried.***

### **Other Business**

Paul Hennigan met with the Board regarding his concerns over the recent approval of parking in the front setback as the property required Zoning Board approval to construct a handicap ramp and roof over the front porch.

Paul Hennigan recommended a joint meeting of all the Boards to discuss issues faced by each Board so that they can be resolved.

### **Regulations**

The Board continued their review and update of the Excavation Regulations.

***Peter Klose made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried.*** The meeting was adjourned at 9:20 pm.

Respectfully submitted,

*Lianne Boelzner*

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