

**TOWN OF EATON  
PLANNING BOARD  
June 13, 2018**

The Planning Board held their regular meeting on Wednesday, June 13, 2018. Present were Chairman Dennis Sullivan, Paul Savchick, Kristy Foster-Carbone and Selectmen's Representative Dick Fortin. The meeting was called to order at 7:03 pm.

**Public Hearing – Boundary Line Adjustment**  
**Marla Browning**

At 7:05 pm, Chairman Sullivan opened the Public Hearing on an application from Marla Browning for a Boundary Line Adjustment of properties located on Stewart Road (R09-013A & 13C).

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

Wes Smith of Thorne Surveys gave an overview of the proposed boundary line adjustment and explained that the proposal has been revised and the lot is now over 5 acres, thereby removing the HISS requirement. Paul Savchick stated that the HISS waiver is at the discretion of the Planning Board. Wes Smith noted that this is a simple boundary adjustment and that the lots are all buildable. Paul Savchick questioned whether the lot is an appropriate size according to Eaton's requirements. Wes Smith noted that the lot does meet the requirements and indicated that there is an existing and approved new septic system on the lot.

Chairman Sullivan opened the Public Hearing for public comment. There being no comment, Chairman Sullivan closed the Public Hearing at 7:22 pm.

Paul Savchick again expressed concerns regarding the soils. Wes Smith presented the approved septic system plan and noted that Peter Cooperdock delineated all the wetlands and showed buildable land.

***Paul Savchick made a motion, seconded by Kristy Foster-Carbone, to approve the Boundary Line Adjustment as presented. Motion unanimously carried.***

***Paul Savchick made a motion, seconded by Kristy Foster-Carbone, to authorize the Chairman to sign the final plans out of session. Motion unanimously carried.***

**Non-Conforming Structures**

Steve Larson met with the Board to discuss Eaton's Zoning Ordinance regarding the expansion of non-conforming structures and submitted a copy of Madison's ordinance for review. Steve Larson indicated that the Zoning Board has had difficulty interpreting

the Ordinance and asked that the Planning Board clarify the intent of the Ordinance. Dennis Sullivan stated that his understanding is that the expansion is limited to a direction away from the setback and not parallel and continuing within the setback. It was the consensus of the Board to review this portion of the Zoning Ordinance for clarification and possible amendment.

### **Review of Minutes**

The Board reviewed the Minutes of May 9, 2018. ***Paul Savchick made a motion, seconded by Kristy Foster-Carbone, to accept the Minutes as written. Motion unanimously carried.***

### **Selectmen's Report**

Dick Fortin gave an update on Building Permits issued and a property issue on Breezy Point Road. Dick Fortin gave an overview of issues on Willis Bean Road and the gating of Elbow Hill Road that the Selectmen will be addressing. Dick Fortin explained that the Gibson Center is working on an Age Friendly Community Program and has asked the Town for their participation by appointing a representative to the program Board.

### **Conservation Commission**

Paul Savchick gave an update on the Conservation Commission and on-going projects and explained that the Commission is pursuing a Natural Resources Inventory program. Paul Savchick explained that the USVLT study did not indicate any potential water pollutant sites but that the Town has been asked to adopt Ordinances for water shed protection. Paul Savchick stated that the Commission has asked that the Planning Board review current regulations and put together a listing of regulations that address water shed protection.

### **Regulations**

The Board reviewed a listing of Zoning Ordinance sections that need to be reviewed for potential amendments. The Board will begin working on those amendments and will schedule work meetings to continue working on the Steep Slope and Ridgeline Ordinances.

***Paul Savchick made a motion, seconded by Kristy-Foster-Carbone, to adjourn the meeting. Motion unanimously carried.*** The meeting was adjourned at 9:35 pm.

Respectfully submitted,

*Lianne Boelzner*

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