

**TOWN OF EATON
PLANNING BOARD
December 12, 2018**

The Planning Board held their regular meeting on Wednesday, December 12, 2018. Present were Chairman Dennis Sullivan, Paul Savchick, Heather McKendry, Alternate Thaire Bryant and Selectmen's Representative Dick Fortin. The meeting was called to order at 6:02 pm. Alternate Thaire Bryant was appointed to act as a regular member.

Review of Minutes

The Board reviewed the Minutes of November 14, 2018. ***Thaire Bryant made a motion, seconded by Dick Fortin, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an overview of the incident on Stewart Road leading to occupancy of 190 Brownfield Road prior to final approvals.

Conservation Commission

Paul Savchick gave an update on the Conservation Commission current projects and water protection issues. Paul Savchick explained that the Town may want to adopt an extensive wetlands regulation rather than merely increasing the setbacks. Dennis Sullivan noted that this topic should be discussed at the next joint Board meeting to make sure all issues are addressed.

Zoning Ordinance

The Board reviewed the proposed amendment to Article VI regarding expansion of non-conforming structures. Heather McKendry explained that the Zoning Board reviewed this proposal and requested that a second diagram be added for clarification. It was the consensus of the Board to add a diagram showing a structure partially within the setback.

The Board reviewed and revised proposed amendments to Article IV Sections A and T regarding signs. ***Dick Fortin made a motion, seconded by Heather McKendry to advance these proposed amendments to the Public Hearing process. Motion unanimously carried.***

The Board reviewed and revised proposed amendments to Article XIV and Article IV Sections R and M relative to Accessory Dwelling Units. ***Thaire Bryant made a motion,***

seconded by Paul Savchick to advance these proposed amendments to the Public Hearing process. Motion unanimously carried.

The Board reviewed and revised proposed amendments to Article XIV and Article V Section A and a new Article IV Section U regarding duplex units. **Thaire Bryant made a motion, seconded by Heather McKendry to advance these proposed amendments to the Public Hearing process. Motion unanimously carried.**

The Board reviewed a proposed amendment to Article IV Section D relative to Parking. **Thaire Bryant made a motion, seconded by Paul Savchick to advance this proposed amendment to the Public Hearing process. Motion unanimously carried.**

The Board noted that the Public Hearing on the Zoning Ordinance amendments is scheduled for January 9th at 6 pm.

Thaire Bryant made a motion, seconded by Heather McKendry, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:04 pm.

Respectfully submitted,

Lianne Boelzner

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