

**TOWN OF EATON
PLANNING BOARD
November 14, 2018**

The Planning Board held their regular meeting on Wednesday, November 14, 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 6:03 pm. Alternate Thaire Bryant was appointed to act as a regular member.

Review of Minutes

The Board reviewed the Minutes of October 10, 2018. ***Dick Fortin made a motion, seconded by Thaire Bryant, to accept the Minutes as amended. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an overview of the tax rate increase and upcoming projects for next year. Dick Fortin explained that the \$1500 threshold on the repair and maintenance requirement for Building Permits was adopted to make sure that property owners do not avoid the process. It was the consensus to amend the threshold to \$2500.

Conservation Commission

Paul Savchick gave an update on the Conservation Commission current projects and an overview of the Dredge and Fill permits for two NHDOT projects. Paul Savchick explained that the Commission is working with the Forest Service for a possible burn of Foss Mountain.

Zoning Ordinance

The Board reviewed a proposed amendment to Article IX Section C (Repair and Maintenance) to clarify when a permit is required and changed the amount not to exceed \$2500. ***Thaire Bryant made a motion, seconded by Paul Savchick, to advance this proposed amendment to the Public Hearing process. Motion unanimously carried.***

The Board reviewed and revised proposed amendments to Article IV Section N (Structures) and Article XIV Definitions. ***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 a proposed addition: Article IV Section S (Current Use). ***Thaire Bryant made a motion, seconded by Heather McKendry to advance this proposed amendment to the Public Hearing process. Motion unanimously carried.***

Public Hearing – Boundary Line Adjustment
Jenkins Family Realty Trust & Eleanor Jenkins

At 7:02 pm, Chairman Sullivan opened the Public Hearing on an application from Jenkins Family Realty Trust and Eleanor Jenkins for a Boundary Line Adjustment of properties located on Towle Hill Road (R07-008 & 009).

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

Seth Burnell of HEB Engineers gave an overview of the proposal and indicated approximately 4-1/2 acres will be transfer from Lot 9 to Lot 8 and that more property will be included in the conservation easement. Paul Savchick questioned whether there is any impact to the Current Use land and Seth Burnell noted that both properties are in Current Use. Paul Savchick explained that a new Current Use plan must be submitted.

Chairman Sullivan opened the Hearing for public comment. There being no comment, Chairman Sullivan closed the Hearing at 7:16 pm.

Paul Savchick made a motion, seconded by Thaire Bryant, to approve the Boundary Line Adjustment as presented. Motion unanimously carried.

Paul Savchick made a motion, seconded by Heather McKendry, to authorize the Chairman to sign the final plans out of session. Motion unanimously carried.

Zoning Ordinance

The Board reviewed and revised proposed amendments to Article IV Section R (Accessory Dwelling Unit), Article XIV (Definitions) and Article IV Section M (Lot). The Board will again review the proposed amendment at their next meeting.

The Board scheduled their next meeting on December 12th to begin at 6 pm.

Paul Savchick made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:17 pm.

Respectfully submitted,

Lianne Boelzner

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