

**TOWN OF EATON
PLANNING BOARD
January 9, 2019**

The Planning Board held their regular meeting on Wednesday, January 9, 2019. Present were Chairman Dennis Sullivan, Peter Klose, 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.

Public Hearing – Proposed Zoning Ordinance Amendments

Chairman Sullivan opened the Public Hearing on the proposed Zoning Ordinance amendments.

Amendment #1: The proposed amendment to Article VI Sections 3 and 5 are to clarify the intent of the ordinance to allow expansion of a non-conforming structure only outside of the setback. Chairman Sullivan noted that the amendment to Section 5 deals with construction on a non-conforming lot.

Amendment #2: The Board reviewed the proposed amendments relative to structures. Thaire Bryant suggested striking mailboxes from structures that must meet setbacks as placement is required within the road setback. The Board revised the proposed amendment.

Amendment #3: The Board reviewed the proposed amendment relative to Building Permits in Article IX Sections B and C.

Amendment #4: The Board reviewed the proposed addition of Article IV Section S relative to Current Use.

Amendment #5: The Board reviewed the proposed addition of Article IV Section T relative to Signs and noted that Article IV Section A.3 will be removed.

Amendment #6: The Board reviewed the proposed amendment to Article IV Section R relative to Accessory Dwelling Units and the related definition. It was noted that this revision also includes amendments to Article IV Section M and the definition of Lot.

Amendment #7: The Board reviewed the proposed amendments to definitions and the addition of Article IV Section U relating to Duplex units.

Amendment #8: The Board reviewed the proposed amendment to Article IV Section D relative to parking.

There being no public comment, Chairman Sullivan closed the Public Hearing at 7:15 pm.

Peter Klose made a motion, seconded by Thaire Bryant, to place the above-listed amendments on the 2019 Town Meeting Warrant. Motion unanimously carried.

Review of Minutes

The Board reviewed the Minutes of December 12, 2018. ***Thaire Bryant made a motion, seconded by Paul Savchick, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an update on the Selectmen and indicated that the Board is focusing on the 2019 budget and Warrant.

Correspondence

Chairman Sullivan read a letter from the owners of 190 Brownfield Road withdrawing their application for a subdivision to create two condo units. Paul Savchick made a motion, seconded by Peter Klose, to accept the applicant's request to withdraw the application and to notify the owners that if they wish to pursue condominium units in the future, a new application must be filed.

Other Business

Chairman Sullivan noted that the February meeting will be devoted to work on steep slope regulations and to discuss which Master Plan chapters to begin updating. Peter Klose suggested reviewing the Zoning Ordinance to simplify the regulations and questioned whether the Wireless Communications chapter is necessary.

Thaire Bryant made a motion, seconded by Heather McKendry, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:52 pm.

Respectfully submitted,

Lianne Boelzner

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