

**TOWN OF EATON
PLANNING BOARD
September 11, 2019**

The Planning Board held their regular meeting on Wednesday, September 11, 2019. Present were Chairman Dennis Sullivan, Peter Klose, Paul Savchick, Stanley Dudrick, Alternate Thaire Bryant and Selectmen's Representative Ed Reilly. The meeting was called to order at 7:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

Preliminary Discussion

Sheila Duane of Attitash Realty met with the Board regarding possible uses for 95 Brownfield Road on behalf of possible purchasers of the property. Ms. Duane explained that her clients have asked if a business venture which would include farm-to-table dinners, intimate gathers, retreats, cooking classes and a lavender farm would be a permitted use of the property. Ms. Duane noted that the property is 15 acres and has five sleeping areas and noted that the property may be rented during off-season. Chairman Sullivan noted that an Inn usage would go before the Zoning Board for a Special Exception prior to the Planning Board for Site Plan Review which would address septic, parking and possible disruption to the neighborhood.

Paul Savchick questioned whether the owners would be on site to manage the events and Sheila Duane stated that they would be present. Paul Savchick questioned the rental aspect of the plan. Ms. Duane explained that occupancy would be tied to the events but that the entire property might be rented out during ski season to one party.

Review of Minutes

The Board reviewed and amended the Minutes of August 14, 2019. ***Thaire Bryant made a motion, seconded by Ed Reilly, to accept the Minutes as amended. Motion unanimously carried.***

Selectmen's Report

Ed Reilly gave an update on the ambulance contract meetings and the Age-Friendly Community program. Ed Reilly noted that an electrician has been hired to upgrade the lighting and electric at Town Hall. Ed Reilly gave a listing of Building Permits issued.

Ed Reilly explained that David Sorensen has requested that the Planning Board begin reviewing Town regulations to determine whether updates are needed and if some of the regulations can be eliminated.

Thaire Bryant stated that he would like the Selectmen to look into regulating Air B&Bs so that the Town does not become a transient housing community. The Board

discussed possible requirements including requiring property owners to be on site when renting their property. Paul Savchick noted that it may be easily drafted to require that any commercial venture with rental units must have an owner on site. Ed Reilly stated that the Zoning Ordinance does have language regarding transient housing and questioned whether that section can merely be amended.

Ed Reilly stated that the Selectmen have been working with NHDOT regarding placement of rumble strips and noted that temporary strips will be placed in the spring to determine if they will be effective. Peter Klose explained that he has researched digital speed signs and that the Town can purchase two units for approximately \$6,000.

Conservation Commission

Paul Savchick gave an update on the Commission and the current projects, including the timber cuts, burning on Foss Mountain and repairs to the Willis Bean Road bridges. Paul Savchick explained that the stone bridge on the Giles property is under water because of beavers which will require planks to access the area to determine how to proceed.

Regulations

The Board continued reviewing and revising a draft Steep Slope Ordinance. The Board discussed run-off and impact on surrounding properties. The Board noted that run-off and erosion cannot affect Town roads and the drainage system. Paul Savchick explained that the State is now requiring culverts be sized for a 500-year flood event. The Board discussed the BMP (Best Management Practices) for stormwater management and erosion. The Board discussed whether engineering is required or whether the BMPs must be followed and noted that the Board could waive the engineering requirement for any application. Thaire Bryant noted that the Ordinance must have a statement that says based on topography, certain items may be required.

The Board will continue working on this Ordinance at their next meeting.

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

Respectfully submitted,

Lianne Boelzner

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