

**TOWN OF EATON
PLANNING BOARD
January 28, 2015**

The Planning Board held their regular meeting on Wednesday, January 28, 2015. Present were Chairman Paul Savchick, Dennis Sullivan, Frank Holmes, Thaire Bryant, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of December 17, 2014. ***Frank Holmes made a motion, seconded by Thaire Bryant, to accept the Minutes as amended. Motion unanimously carried.***

Board of Selectmen Report

Dick Fortin gave an overview of the recently issued building permits. Dick Fortin stated that the Selectmen are working on budgets and gave an update on the status of the ambulance service contract.

Conservation Commission Report

Paul Savchick gave an update on the Conservation Commission, the on-going projects and an overview of the status of the DES permit at Camp Waukeela.

**Public Hearing – Boundary Line Adjustment
Betsi & John Edge**

At 7:15 pm Paul Savchick reconvened the Public Hearing on an application from Betsi & John Edge for a boundary line adjustment for property located at 2399 Eaton Road (Tax Map U01 Lot 11). It was noted that Betsi Edge withdrew her application at the Zoning Board of Adjustment and has decided to remove the boathouse to meet the setback requirements. Paul Savchick stated that the applicant has requested that the Public Hearing be continued in the Spring when the boathouse can be removed. ***Dennis Sullivan made a motion, seconded by Thaire Bryant, to recess the Public Hearing until next meeting. Motion unanimously carried.***

Public Hearing – Proposed Zoning Ordinance Amendments

At 7:30 pm Paul Savchick opened the Public Hearing on the proposed Zoning Ordinance Amendments.

The Board reviewed the proposed changes to Article VI, Sections 3 and 5. Ken McKenzie noted that this proposal will create major issues. Dennis Sullivan noted that there are still limitations and Thaire Bryant stated that the property owner would have to meet all State and Federal requirements. Ken McKenzie noted that this proposal radically changes the Ordinance and that the old Master Plan states that non-conforming uses should be eliminated. Ken McKenzie stated that the expansion of non-conforming structures should be prevented. Dennis Sullivan noted that the floodplain maps are not accurate, which adversely affects property owners. Peter Klose stated that this proposal allows everyone the same possibility of acquiring a Special Exception. Ken McKenzie recommended leaving the Ordinance as written and let the issue be decided in Court. **Peter Klose made a motion, seconded by Dennis Sullivan, to table the proposed changes to Article VI for further discussions. Motion unanimously carried.**

The Board reviewed the proposed change to Article IV, Section P. Paul Savchick explained that this change is to reference the State's change in name of the Shoreland Protection Act. There being no questions or discussion, **Thaire Bryant made a motion, seconded by Peter Klose, to place this amendment on the Town Meeting ballot. Motion unanimously carried.**

The Board reviewed the proposed change to the Wetland Conservation District. Paul Savchick explained that this amendment is to update references and delineations. Ken McKenzie questioned the need of the permitted use section. Paul Savchick noted that the Town may permit a use that cannot obtain a State permit. It was the general consensus of the Board to leave the section as written. There being no further questions or discussion, **Peter Klose made a motion, seconded by Dennis Sullivan, to place this amendment on the Town Meeting ballot. Motion unanimously carried.**

There being no further questions or discussion, Paul Savchick closed the Public Hearing at 8:37 pm.

Dennis Sullivan made a motion, seconded by Frank Holmes, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:38 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
March 18, 2015**

The Planning Board held their regular meeting on Wednesday, March 18, 2015. Present were Chairman Paul Savchick, Dennis Sullivan, Frank Holmes, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

The Board discussed the schedule of meetings and it was the consensus of the Board to change the meetings to the second Wednesday of the month beginning April 8th.

Review of Minutes

The Board reviewed the Minutes of January 28, 2015. ***Frank Holmes made a motion, seconded by Dick Fortin, to accept the Minutes as written. Motion unanimously carried.***

Board of Selectmen Report

Dick Fortin gave an overview of the traffic and drainage issues in the Village raised by John Hartman and explained that the Board will be working on possible solutions.

Conservation Commission Report

Paul Savchick gave an update on the Conservation Commission, the on-going projects, proposed timber cuts and an overview on the status of the DES permit at Camp Waukeela.

**Public Hearing – Boundary Line Adjustment
Betsi & John Edge**

At 7:41 pm Paul Savchick reconvened the Public Hearing on an application from Betsi & John Edge for a boundary line adjustment for property located at 2399 Eaton Road (Tax Map U01 Lot 11). ***Frank Holmes made a motion, seconded by Peter Klose, to recess the Public Hearing until the next meeting. Motion unanimously carried.***

Master Plan

The Board discussed methods of presenting the Master Plan at Public Hearing. Paul Savchick explained that an on-screen tutorial session could be used with an explanation of why the Master Plan is in electronic format. Frank Holmes stated that notices should be posted indicating that copies are available and that residents should review the plan

and bring their questions to the Public Hearing. Dick Fortin suggested that the electronic version should also be made available.

Peter Klose made a motion, seconded by Dennis Sullivan, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:58 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
April 8, 2015**

The Planning Board held their regular meeting on Wednesday, April 8, 2015. Present were Chairman Paul Savchick, Frank Holmes, Thaire Bryant, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of March 18, 2015. ***Frank Holmes made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

**Public Hearing – Boundary Line Adjustment
Betsi & John Edge**

At 7:02 pm Paul Savchick reconvened the Public Hearing on an application from Betsi & John Edge for a boundary line adjustment for property located at 2399 Eaton Road (Tax Map U01 Lot 11). ***Frank Holmes made a motion, seconded by Thaire Bryant, to recess the Public Hearing until the next meeting. Motion unanimously carried.***

Site Plan/Subdivision Regulations

The Board reviewed RSA 36:54-58 and discussed the requirements of notification if a development or subdivision could potentially create an impact on neighboring Towns. The Board reviewed possible language to be added to the Site Plan and Subdivision Regulations. It was noted that additional information would be sent to the Board for review and further discussion.

Selectmen's Report

Dick Fortin gave an update on the speed limit and drainage issues in Eaton Village raised by John Hartman at Town Meeting and explained that NHDOT staff is reviewing both issues. Dick Fortin noted that the six-town Ambulance Services Agreement has been signed and is now in effect.

Master Plan

Peter Klose noted that the Master Plan addresses the issue of security and installation of a permanent generator at Town Hall. Thaire Bryant explained that he met with a representative from the Department of Safety/Homeland Security and discussed the

possibility of obtaining a cell signal booster for Town Hall. It was noted that there is an emergency management grant which could potentially cover the cost of the booster and generator and that an application will be submitted.

Peter Klose made a motion, seconded by Frank Holmes, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:45 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
May 13, 2015**

The Planning Board held their regular meeting on Wednesday, May 13, 2015. Present were Chairman Paul Savchick, Frank Holmes, Dennis Sullivan, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of April 8, 2015. ***Frank Holmes made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an update on Building Permits being issued and an overview of each case acted upon by the Zoning Board of Adjustment. Dick Fortin indicated that cost estimates are being obtained for a roof and insulation at the Town Garage and that the Emergency Management Grant is being pursued for a generator at Town Hall.

Conservation Commission Report

Paul Savchick gave an update on the timber sales and projects scheduled for this year.

Master Plan

The Board discussed the digital version of the Master Plan and it was noted that the links do not work on a Mac. The Board discussed creating a tutorial to show how to navigate through the Master Plan.

**Public Hearing – Boundary Line Adjustment
Betsi & John Edge**

At 7:56 pm Paul Savchick reconvened the Public Hearing on an application from Betsi & John Edge for a boundary line adjustment for property located at 2399 Eaton Road (Tax Map U01 Lot 11). ***Peter Klose made a motion, seconded by Dennis Sullivan, to recess the Public Hearing until the next meeting. Motion unanimously carried.***

Peter Klose made a motion, seconded by Frank Holmes, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:09 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
June 10, 2015**

The Planning Board held their regular meeting on Wednesday, June 10, 2015. Present were Chairman Paul Savchick, Thaire Bryant, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of May 13, 2015. ***Thaire Bryant made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin explained that he discussed with the Selectmen the topic of security at Town Hall and it was the feeling that Town is safe and security is not an issue. Peter Klose requested that the topic be further discussed by the Selectmen and to obtain prices to see if upgrading the security is feasible.

Dick Fortin stated that the Selectmen are dealing with several zoning violations and gave an overview of each situation. Dick Fortin spoke about the BOS's concern over cost effectiveness of using additional equipment and over areas where road grading was left incomplete or less effective. A discussion of road conditions ensued among Board members.

**Public Hearing – Boundary Line Adjustment
Betsi & John Edge**

At 7:20 pm Paul Savchick reconvened the Public Hearing on an application from Betsi & John Edge for a boundary line adjustment for property located at 2399 Eaton Road (Tax Map U01 Lot 11).

Paul Savchick explained that the boathouse removal requires a Building Permit. Betsi Edge noted that because they are being ordered to remove the structure, they did not think a permit would be required. Paul Savchick noted that it was her choice to remove the structure that does not meet the setback requirement and noted that the concrete slab must also be removed. The Board reviewed a listing of the following proposed conditions:

1. Filing of a Building Permit application for removal of the boathouse
2. Complete removal of the boathouse, including the concrete slab
3. Setting proposed corner monuments and revision of the plan to reflect same
4. Revision of plan to change boathouse outline to broken line type and annotated as "boathouse removed"
5. Revision of plan to replace "To be added to Lot R-4 Parcel 21" annotation on John Edge lot with property owner's address

Thaire Bryant made a motion, seconded by Peter Klose, to approve the Boundary Line Adjustment with the above-listed conditions. Motion unanimously carried.

Betsi Edge questioned whether there is a way to leave the concrete slab in place as she was unaware that it would have to be removed. Paul Savchick explained that an application to the Zoning Board of Adjustment for an Equitable Waiver could be sought.

Thaire Bryant made a motion, seconded by Peter Klose, to authorize Chairman Paul Savchick to sign the plans out of session once all conditions have been met. Motion unanimously carried.

The Public Hearing was closed at 7:39 pm.

Master Plan

The Board set the Public Hearing on the Master Plan for Thursday, July 9th. It was noted that an explanation of why this Plan is in digital format should be presented at the hearing.

Conservation Commission

Peter Klose gave an update on the Conservation Commission and noted that Mark Ford has cut the blueberry fields. Peter Klose explained that the Commission is working on securing Horizon Forestry for brush cutting.

Thaire Bryant made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:53 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
July 8, 2015**

The Planning Board held their regular meeting on Wednesday, July 8, 2015. Present were Chairman Paul Savchick, Thaire Bryant, Dennis Sullivan, Frank Holmes, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of June 10, 2015. ***Thaire Bryant made a motion, seconded by Dennis Sullivan, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin explained that several residents have met with the Selectmen to discuss the current beach pass policy.

Dick Fortin gave an update on issued Building Permits and Zoning Ordinance violations.

Administration

Paul Savchick stated that Eversource has submitted a request for a Public Hearing to trim trees on scenic roads within the Town. Paul Savchick explained that Eversource will be required to provide maps identifying trees to be removed and that those trees must also be marked on the properties. Paul Savchick indicated that he believes that property owners should be notified if trees are slated to be removed on their property. Paul Savchick explained that the Planning Board can adopt regulations prohibiting the cutting of brush on scenic roads and indicated that he is seeking guidance on how to adopt those regulations.

Master Plan

The Board reviewed the tutorial video for the Master Plan and discussed procedure for the Public Hearing to be held on Thursday night.

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

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
July 9, 2015**

The Planning Board held a Public Hearing on the Master Plan on Thursday, July 9, 2015. Present were Chairman Paul Savchick, Dennis Sullivan, Thaire Bryant, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm. Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

At 7:07 pm Paul Savchick opened the Public Hearing on the draft Master Plan and gave an overview of the Master Plan format. The Board then presented a video tutorial of how to navigate through the digital version of the Master Plan.

Ken McKenzie stated that State statute requires the Planning Board to share information and to solicit public input and expressed his disappointment with the document. Paul Savchick stated that public input was indeed solicited through a questionnaire and several Public Hearings that were held as each of the Master Plan chapters neared completion. Paul Savchick noted that additional input was solicited from the Conservation Commission and that the Board of Selectmen participated through their on-going representation on the Planning Board and active participation in a final review of the Draft plan.

Ken McKenzie stated that the Master Plan should provide direction and guidance to the various Boards and that the goals are too ambiguous. Dennis Sullivan explained that the Master Plan outlines the issues raised by the various Boards and people in Town and that there are issues noted which are not within the jurisdiction of the Planning Board. Ken McKenzie stated that the Plan should give more direction and that more effort should be put into the process. Paul Savchick noted that there are several instances where the Plan indicates that ordinances need to be developed.

John Hartman noted that input is needed but recognized that volunteers are difficult to find. John Hartman questioned whether there was any input from the Selectmen. Thaire Bryant explained that the Selectmen reviewed every Chapter and gave their input and guidance. Dick Fortin noted that at every Planning Board meeting, a report is given on the issues being dealt with by the Selectmen. Paul Savchick noted that he also gives a report at every meeting on the Conservation Commission.

John Hartman explained that the Quality of Life has decreased because of the increased volume and speed of traffic through the Village and that the issue is not addressed within the Master Plan and suggested adding a goal to work with the NH Department of Transportation to address these issues. Paul Savchick stated that the Town has tried to work with the State on several traffic issues in the past and that the State is unwilling to consent to any changes. Dick Fortin explained that in order to have Carroll County Sheriff's Deputies spend more time patrolling, the Town would have to pay for an officer. John Hartman noted that options should be brainstormed to come up with possible solutions to pursue.

Bob Bridgham stated that the digital version of the Master Plan is easy to use and provides the reader with a lot of resources. Bob Bridgham noted that the Plan refers to the Town being part of a region and that participation on a regional level is necessary but stated that the issue should be addressed in more detail. Paul Savchick noted that it is difficult to find volunteers for Town Boards and questioned how to encourage participation in regional meetings.

John Hartman noted that the goals should be ranked in order of importance. Peter Klose stated that the implementation checklist in Chapter 8 shows the goals which are based on the questionnaire that was put out several years ago. Ken McKenzie noted that several goals are to "review" an issue. Peter Klose explained that some of the goals have no options for solution but the Town wants to continue monitoring the issue. Ken McKenzie noted that "review" should be replaced with "improve" or "do" and that it does not matter if the goal can be accomplished. Thaire Bryant stated that those goals are an acknowledgement of an issue where there is no solution available at the present time. John Hartman stated that this is a good start and suggested the Board put out a new questionnaire for continued updating of the Plan. Paul Savchick noted that this is the final draft of the Master Plan and that reasonable changes will be made and the rest will be put in the file for the next update.

John Hartman stated that one issue is cell service in the Town. Thaire Bryant explained that the Town is seeking funding to put a cell booster at Town Hall and that the Little White Church is seeking a booster for their security system communications. John Hartman stated that the ordinance addressing cell towers should state that towers are permitted only on Town lands so that the Town collects the revenues.

There being no further questions or discussion, Paul Savchick closed the Public Hearing at 8:50 pm.

Dennis Sullivan made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:51 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
August 12, 2015**

The Planning Board held their regular meeting on Wednesday, August 12, 2105. Present were Chairman Paul Savchick, Frank Holmes, Dennis Sullivan, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of July 8, 2015. ***Dennis Sullivan made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

The Board reviewed the Public Hearing Minutes of July 9, 2015. ***Peter Klose made a motion, seconded by Dennis Sullivan, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an update on Building Permits issued and noted that Heather McKendry has been appointed to the Zoning Board. Dick Fortin gave an overview of the Roberts Road Bridge project and explained that the Selectmen are trying to obtain all easements and have the bridge constructed next year.

Dick Fortin gave an overview of the previous Zoning Board hearing dealing with a home business and why that particular application was referred to the Board. Dick Fortin raised the question as to whether a clarification of a Home Business and Home Occupation is needed within the Zoning Ordinance. Paul Savchick suggested reviewing Minutes of the meetings when that portion of the Ordinance was adopted so that the Planning Board can further discuss the issue.

Conservation Commission Report

Paul Savchick gave an overview of the on-going projects and noted that the Commission is pursuing Corey Eastman to view the blueberry fields. Paul Savchick stated that Bill Petrie of the Loon Preservation met with the Commission to discuss possible loon nesting floats on Crystal Lake.

Paul Savchick stated that he will be sending the new owners of Camp Waukeela a letter regarding the beach erosion project.

Master Plan

The Board reviewed the updated Master Plan and updated the Introduction section to address the Public Hearings held on each chapter and the questionnaire soliciting public input. The Board also requested that a cover sheet be included listing the Board members and the date adopted.

Administration

Paul Savchick gave an update on the subdivision of Ken Dean's property and noted that the road work has begun.

Paul Savchick stated that all conditions of the conditional approval for the Edge's Boundary Line Adjustment have been met and that final plans for signature should be forthcoming.

Paul Savchick gave an update on the Public Hearing for tree trimming by Eversource and indicated that the deadline for application submission for a September hearing is August 18th.

Dennis Sullivan made a motion, seconded by Frank Holmes, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:38 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
September 9, 2015**

The Planning Board held their regular meeting on Wednesday, September 9, 2015. Present were Vice Chairman Dennis Sullivan, Thaire Bryant, Frank Holmes, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Vice Chairman Dennis Sullivan designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of August 12, 2015. *Frank Holmes made a motion, seconded by Thaire Bryant, to accept the Minutes as written. Motion unanimously carried.*

Selectmen's Report

Dick Fortin gave an overview of the Zoning Board of Adjustment meeting and explained the issue of the private section of Crystal Lake Road.

Dick Fortin gave an update on issued Building Permits and noted that there is a petition requesting that the speed limit in Eaton Village be reduced.

Administration

Steve Larson met with the Board to discuss the distinction between a driveway, private road and town road and asked the intent of limiting two residences on a driveway. It was noted that Planning Board Minutes would be reviewed to determine the intent and that clarification and an update to the definition of a "driveway" would be forthcoming. Dick Fortin noted that Town Counsel has indicated that once a right-of-way has been delineated on a recorded plan, it becomes a "road."

Conservation Commission Report

Peter Klose gave an update on the Commission and on-going projects. Peter Klose explained that the Loon Preservation Society will be putting out loon nests on Crystal Lake. Peter Klose stated that the kiosks at the Foss Mountain trail have been updated and that the Commission is working with Corey Eastman on the blueberry fields.

Correspondence

The Board reviewed a letter from Kenneth McKenzie to the Board of Selectmen.

Master Plan

The Board reviewed and accepted a quote from Minuteman Press for the printing of the Master Plan.

Frank Holmes made a motion, seconded by Dennis Sullivan, to adopt the 2015 Master Plan. Motion unanimously carried.

Thaire Bryant made a motion, seconded by Frank Holmes, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
October 14, 2015**

The Planning Board held their regular meeting on Wednesday, October 14, 2015. Present were Chairman Paul Savchick, Dennis Sullivan, Thaire Bryant, Frank Holmes, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of September 9, 2015. ***Frank Holmes made a motion, seconded by Dennis Sullivan, to accept the Minutes as written. Motion unanimously carried.***

Public Hearing - Eversource

Chairman Paul Savchick opened the Public Hearing for Eversource Energy to trim and remove trees along two designated Scenic Roads pursuant to RSA 231:158.

Jeremy Bilodeau of Asplundt explained that maintenance trimming takes place every four years to reduce power outages. Jeremy Bilodeau stated that selective cutting will take place along the Scenic Roads.

The Board reviewed the map showing the location of the trees to be cut. Paul Savchick noted that one tree was incorrectly shown and that the correct property owner has been notified. An additional five trees were labeled for removal under this proposal.

Peter Klose made a motion, seconded by Frank Holmes, to approve the removal of trees on the Scenic Roads as shown on the plans with the addition of five trees. Motion unanimously carried.

The Public Hearing was closed at 7:20 pm.

Selectmen's Report

Dick Fortin gave an update on Stewart Heath and current Zoning Board of Adjustment cases. Dick Fortin explained about a drainage issue on McCormack Lane.

Dick Fortin stated that there is no distinction between permanent and temporary structures within the Zoning Ordinance. Thaire Bryant noted that if issuance of a Building Permit is to assure that structures adhere to Life Safety codes, then temporary structures should also require a permit.

Conservation Commission Report

Peter Klose gave an update on the Commission and on-going projects. Peter Klose explained that the Commission is reviewing the contract for the blueberry fields.

Administrative

The Board discussed the possible amendments to Site Plan and Subdivision Regulations and noted that work on the Ridgeline Ordinance will begin after Town Meeting. The Board discussed the possibility of revising requirements for work on Scenic Roads and put the issue on next month's agenda for further discussion. The Board also put the topic of Regional Impact regulations on next month's agenda.

Master Plan

The Board requested that a copy of the Master Plan be sent to David Maudsley with a letter of thanks from the Board.

Frank Holmes made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:57 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
November 18, 2015**

The Planning Board held their regular meeting on Wednesday, November 18, 2015. Present were Vice Chairman Dennis Sullivan, Frank Holmes, Selectman Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm.

Vice Chairman Dennis Sullivan designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of October 14, 2015. ***Dick Fortin made a motion, seconded by Frank Holmes, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an update on the issue of the private section of Crystal Lake Road, the Highway Department and issuance of permits.

Dick Fortin explained that plans for Eaton's 250th Celebration are underway.

Conservation Commission Report

Peter Klose gave an update on the Commission and on-going projects. Peter Klose explained that the primary focus is on the blueberry fields and that the Commission will be revising the current contract with Ryan Bushnell.

Zoning Ordinance Amendments

The Board discussed an amendment to Article IV, Section 1, to remove the current language and adopt RSA 674:41.

The Board discussed an amendment to Article VI, Section 4, to add language "or any combination of such lots as modified by lawful merger or approved Planning Board plat".

The Board discussed the possibility of adding a definition of private roads. Dick Fortin stated that he will discuss the issue with the Selectmen and bring back to the Board next month.

Peter Klose made a motion, seconded by Dick Fortin, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:26 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
December 9, 2015**

The Planning Board held their regular meeting on Wednesday, December 9, 2015. Present were Chairman Paul Savchick, Thaire Bryant, Dennis Sullivan, Selectmen Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:10 pm.

Chairman Paul Savchick designated Peter Klose to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of November 18, 2015. ***Dennis Sullivan made a motion, seconded by Peter Klose, to accept the Minutes as amended. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an update on the Emergency Management Grant and Thaire Bryant explained that the matching grant will cover a generator, tank, lighting and cell booster for Town Hall which serves as the Emergency Operations Center.

Dick Fortin gave an overview of the upcoming revaluation of the Town and noted that the Selectmen have been reviewing new software for the assessing and tax collection departments.

Dick Fortin explained that the Selectmen met with Tom Earle and Tom Deans regarding the Herrera property on Potter Road due to the increased use to access Conway Lake. Dick Fortin noted that the property owner will have boulders placed to block access to his property to limit the parking.

Conservation Commission Report

Paul Savchick gave an overview of the ongoing projects and noted that the timber harvest on the South Eaton lot will continue in the spring.

Paul Savchick noted that the Commission is working on a new contract for the maintenance of the blueberry fields and that there are plans for burning of the fields.

Zoning Ordinance Amendments

The Board reviewed the proposed Zoning Ordinance amendments. The Board suggested that the Selectmen adopt a procedural guideline regarding RSA 674:41 which would explain the process for applicants of a building permit on private roads.

The Board suggested that a definition of "official trail" also be added to the Zoning Ordinance as it is referred to in the definition of a private road.

The Board reviewed a proposed amendment to Home Occupations. After much discussion, the Board sent the proposal back to the Selectmen and to table the issue.

Dennis Sullivan made a motion, seconded by Thaire Bryant, to advance the amendments to Public Hearing on January 13, 2016. Motion unanimously carried.

Thaire Bryant made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:37 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner