

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

The Planning Board held their regular meeting on Wednesday, October 9, 2019. Present were Chairman Dennis Sullivan, Peter Klose, Paul Savchick, Heather McKendry, 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

Tim Ostendorf met with the Board regarding property at 14 Cold Brook Road (Towle Hill Road) and noted that the house is in Freedom and the barn is in Eaton. Tim Ostendorf explained that they would like to rent the barn out for events without changing the property. Tim Ostendorf noted that there is no plumbing in the barn and that porta-potties would be rented for the events. Chairman Sullivan stated that a business should have a septic system and adequate parking. Thaire Bryant questioned whether the abutters have any objections. Tim Ostendorf noted that he spoke to all the abutters and they had no issues. Peter Klose questioned the increase in traffic. Tim Ostendorf stated that the Inn has a shuttle bus that could be used. Paul Savchick questioned fire protection. Tim Ostendorf noted that there are two means of egress and fire detectors. Heather McKendry stated that the use would create traffic that will impact the neighborhood. Tim Ostendorf stated that the events would be required to end by 10 pm.

Review of Minutes

The Board reviewed the Minutes of September 11, 2019. ***Peter Klose made a motion, seconded by Heather McKendry, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Ed Reilly gave an update on the ambulance contract meetings and several properties being reviewed and addressed by the Selectmen. Ed Reilly gave a listing of Building Permits issued.

Chairman Sullivan raised the issue of Air BnBs and requested that the Selectmen send a letter with the December tax bills addressing rental properties. Paul Savchick submitted a possible amendment to the Site Plan Review regulations: The expansion or conversion of any property in the rural residential district from strict residential use to a residential/commercial use serving any form of transient lodging and/or food service must first gain approval through the Town's Site Plan Review process and upgrade its facilities to conform to State of NH sanitary requirements. Thaire Bryant suggested

requesting legal counsel to meet with the Board. Ed Reilly suggested asking NHMA counsel to meet with the Board to discuss transient housing.

Review of Rural Residential District

The Board reviewed the permitted uses for the Rural Residential District. It was noted that the proposed use of the barn on Towle Hill Road does not fit within the listed uses. The Board noted that the property owners can pursue approval through the Zoning Board of Adjustment or meet with the Planning Board for a possible amendment to the Zoning Ordinance.

Regulations

The Board continued reviewing and revising a draft Steep Slope Ordinance. The Board will continue working on this Ordinance at their next meeting.

Stanley Dudrick made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:27 pm.

Respectfully submitted,

Lianne Boelzner

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