

**TOWN OF EATON
PLANNING BOARD
January 10, 2018**

The Planning Board held their regular meeting on Wednesday, January 10, 2018. Present were Chairman Dennis Sullivan, Paul Savchick and Alternate Frank Holmes. The meeting was called to order at 7:03 pm. Although a quorum was not present, the Board listened input from the public on the revised regulations and associated forms and did not act on any suggestions.

The Board reviewed the Subdivision Regulations. A discussion on the definition of abutter resulted in the suggestion to edit the definition to make the 200-foot requirement clearer. Dick Fortin noted that there appears to be three steps to the Subdivision application and that Site Plan Review only has two steps. Paul Savchick noted that both regulations should be the same and that the Board will review those processes. Paul Hennigan noted that public input appears to be eliminated until the final submission of materials. It was noted that the Design Review Phase will be reviewed to make it easier for applicants to understand.

The Board reviewed the Site Plan Review Regulations. Paul Hennigan noted that the Regulation should be reviewed once again to make sure the use of owner/applicant/developer is consistent throughout the Regulation.

The Board reviewed the Excavation Regulations and noted that the definition of abutter will be edited to the same definition contained in the Subdivision Regulations. It was noted that language should be added under Operational Standards to indicate that State and/or Federal permits may be required.

The Development Checklist for Potential Regional Impact was reviewed. It was noted that a definition of development should be added under #8 Conservation Lands.

The Notice of Voluntary Merger and Application packet were reviewed with no suggested changes.

The meeting was adjourned at 8:52 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

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

The Planning Board held their regular meeting on Wednesday, February 14, 2018. Present were Chairman Dennis Sullivan, Paul Savchick, Peter Klose and Selectmen's Representative Ed Reilly. The meeting was called to order at 7:07 pm.

Review of Minutes

The Board reviewed the Minutes of December 13, 2017. ***Peter Klose made a motion, seconded by Ed Reilly, to accept the Minutes as amended. Motion unanimously carried.***

The Board reviewed the Minutes of January 10, 2018. ***Ed Reilly made a motion, seconded by Paul Savchick, to accept the Minutes as amended. Motion unanimously carried.***

Selectmen's Report

Ed Reilly explained that the Selectmen have been working on budgets and reports for Town Meeting and gave an overview of the Budget Hearing held last week.

Conservation Commission

Paul Savchick gave an overview of the Conservation Commission and on-going projects. Paul Savchick explained that the Commission is working on a four-year plan for the blueberry fields and brush cutting.

Regulations

The Board reviewed the Subdivision and Site Plan Review Regulations. The Board discussed the Design Review Phase and noted that the Regulations should be revised to include the same language in both application procedures.

Peter Klose made a motion, seconded by Ed Reilly, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:40 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

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

The Planning Board held their regular meeting on Wednesday, March 14, 2018. Present were Chairman Dennis Sullivan, Paul Savchick, Peter Klose and Selectmen's Representative Ed Reilly. The meeting was called to order at 7:07 pm.

Review of Minutes

The Board reviewed the Minutes of February 14, 2018. ***Peter Klose made a motion, seconded by Ed Reilly, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Ed Reilly reported on the Building Permits issued and an overview of the issue with the Zoning Ordinance as it relates to Accessory Dwelling Units. It was noted that the Planning Board will review the Ordinance for potential updates at next Town Meeting.

Conservation Commission

Paul Savchick gave an overview of the Conservation Commission and on-going projects. Paul Savchick explained that Upper Saco Valley Land Trust will be presenting a groundwater protection study. Dennis Sullivan noted that the presentation should be given to the ECC but that Planning Board members will be invited. Peter Klose stated that the Board should review Best Management Practices (BMPs) for stormwater and surface water run-off.

Administration

The Board discussed holding a joint meeting of all Boards and indicated that it should be held in May.

Regulations

The Board reviewed and revised the Subdivision and Site Plan Review Regulations. The Board also revised Appendix I of the Site Plan Review Regulations.

The Board discussed Ridgeline Zoning and noted that they will begin working on a draft regulation at their next meeting.

Peter Klose made a motion, seconded by Ed Reilly, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:10 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
April 11, 2018**

The Planning Board held their regular meeting on Wednesday, April 11, 2018. Present were Chairman Dennis Sullivan, Paul Savchick, Kristy Foster-Carbone, Selectmen's Representative Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:03 pm. Dennis Sullivan appointed Peter Klose to act as a regular member.

Review of Minutes

The Board reviewed the Minutes of March 14, 2018. ***Peter Klose made a motion, seconded by Dick Fortin, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an overview of projects that the Selectmen are working on and noted that the final engineering plans for the Potter Road Bridge have been submitted to the State for approval. Dick Fortin gave an overview of the last Zoning Board of Adjustment meeting and indicated that clarity needs to be given for when a Building Permit is required.

Conservation Commission

Paul Savchick gave an overview of the Conservation Commission and on-going projects. Paul Savchick explained that Upper Saco Valley Land Trust will be presenting a groundwater protection study on May 14th, the Joint Meeting of all Boards is May 23rd and on July 7th there is training on invasive species and lake management. Paul Savchick noted that a natural resource inventory of Town lands will be part of the management plan update by the Commission.

Regulations

The Board reviewed the final drafts of the Subdivision, Site Plan Review and Excavation Regulations, Notice of Voluntary Merger, Planning Board Application packet and Regional Impact checklist. ***Paul Savchick made a motion, seconded by Peter Klose, to hold a Public Hearing on May 9, 2018. Motion unanimously carried.***

The Board discussed Ridgeline and Steep Slope Ordinances and received several samples for review. Peter Klose noted that dark skies should also be addressed. The Board will begin working on ordinances at the next meeting.

Administration

Final Boundary Line Adjustment plans were submitted for 190 Brownfield Road (Whitman et al). Dennis Sullivan reviewed and signed the plans.

Kristy-Foster-Carbone made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:46 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
May 9, 2018**

The Planning Board held their regular meeting on Wednesday, May 9, 2018. Present were Chairman Dennis Sullivan, Paul Savchick, Kristy Foster-Carbone, Selectmen's Representative Dick Fortin and Alternate Peter Klose. The meeting was called to order at 7:00 pm. Dennis Sullivan appointed Peter Klose to act as a regular member.

Public Hearing

Chairman Sullivan opened the Public Hearing on the Subdivision, Site Plan and Excavation Regulations. Chairman Sullivan asked for public comment. There being no comment, Chairman Sullivan closed the Public Hearing at 7:07 pm.

Preliminary Review - Browning

Marla Browning and Wes Smith of Thorne Survey met with the Board for a preliminary review of property on Stewart Road. Wes Smith gave an overview of the proposal and indicated that he will be seeking a waiver regarding HISS as the lot will be over 5 acres.

Review of Minutes

The Board reviewed the Minutes of April 11, 2018. ***Kristy Foster-Carbone made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an overview of projects that the Selectmen are working on, Zoning Ordinance Violations and Building Permits issued. Dick Fortin explained that the Selectmen received an inquiry as to whether a Permit is required for a stone wall and stated that the Planning Board needs to update the definition of a structure.

Administrative

Dennis Sullivan explained that one of the owners of 190 Brownfield Road approached him regarding property listing. It was noted that final approval for the condominium conversion has not been obtained and that no Building Permit was issued to convert the single-family dwelling to two units. The Planning Board requested that the Selectmen address this issue and that a copy of the letter be sent to the realtor.

Regulations

The Board reviewed and made minor corrections to the final drafts of the Subdivision, Site Plan Review and Excavation Regulations, Notice of Voluntary Merger, Planning Board Application packet and Regional Impact checklist.

Dick Fortin made a motion, seconded by Kristy Foster Carbone, to adopt the Subdivision Regulations as amended. Motion unanimously carried.

Dick Fortin made a motion, seconded by Kristy Foster Carbone, to adopt the Site Plan Review Regulations as amended. Motion unanimously carried.

Dick Fortin made a motion, seconded by Kristy Foster Carbone, to adopt the Excavation Regulations as amended. Motion unanimously carried.

Dick Fortin made a motion, seconded by Kristy Foster Carbone, to adopt the Notice of Voluntary Merger as amended. Motion unanimously carried.

Dick Fortin made a motion, seconded by Kristy Foster Carbone, to adopt the Planning Board Application packet as amended. Motion unanimously carried.

Dick Fortin made a motion, seconded by Kristy Foster Carbone, to adopt the Regional Impact Checklist as amended. Motion unanimously carried.

Peter Klose made a motion, seconded by Kristy-Foster-Carbone, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:48 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
June 13, 2018**

The Planning Board held their regular meeting on Wednesday, June 13, 2018. Present were Chairman Dennis Sullivan, Paul Savchick, Kristy Foster-Carbone and Selectmen's Representative Dick Fortin. The meeting was called to order at 7:03 pm.

Public Hearing – Boundary Line Adjustment
Marla Browning

At 7:05 pm, Chairman Sullivan opened the Public Hearing on an application from Marla Browning for a Boundary Line Adjustment of properties located on Stewart Road (R09-013A & 13C).

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

Wes Smith of Thorne Surveys gave an overview of the proposed boundary line adjustment and explained that the proposal has been revised and the lot is now over 5 acres, thereby removing the HISS requirement. Paul Savchick stated that the HISS waiver is at the discretion of the Planning Board. Wes Smith noted that this is a simple boundary adjustment and that the lots are all buildable. Paul Savchick questioned whether the lot is an appropriate size according to Eaton's requirements. Wes Smith noted that the lot does meet the requirements and indicated that there is an existing and approved new septic system on the lot.

Chairman Sullivan opened the Public Hearing for public comment. There being no comment, Chairman Sullivan closed the Public Hearing at 7:22 pm.

Paul Savchick again expressed concerns regarding the soils. Wes Smith presented the approved septic system plan and noted that Peter Cooperdock delineated all the wetlands and showed buildable land.

Paul Savchick made a motion, seconded by Kristy Foster-Carbone, to approve the Boundary Line Adjustment as presented. Motion unanimously carried.

Paul Savchick made a motion, seconded by Kristy Foster-Carbone, to authorize the Chairman to sign the final plans out of session. Motion unanimously carried.

Non-Conforming Structures

Steve Larson met with the Board to discuss Eaton's Zoning Ordinance regarding the expansion of non-conforming structures and submitted a copy of Madison's ordinance for review. Steve Larson indicated that the Zoning Board has had difficulty interpreting

the Ordinance and asked that the Planning Board clarify the intent of the Ordinance. Dennis Sullivan stated that his understanding is that the expansion is limited to a direction away from the setback and not parallel and continuing within the setback. It was the consensus of the Board to review this portion of the Zoning Ordinance for clarification and possible amendment.

Review of Minutes

The Board reviewed the Minutes of May 9, 2018. ***Paul Savchick made a motion, seconded by Kristy Foster-Carbone, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an update on Building Permits issued and a property issue on Breezy Point Road. Dick Fortin gave an overview of issues on Willis Bean Road and the gating of Elbow Hill Road that the Selectmen will be addressing. Dick Fortin explained that the Gibson Center is working on an Age Friendly Community Program and has asked the Town for their participation by appointing a representative to the program Board.

Conservation Commission

Paul Savchick gave an update on the Conservation Commission and on-going projects and explained that the Commission is pursuing a Natural Resources Inventory program. Paul Savchick explained that the USVLT study did not indicate any potential water pollutant sites but that the Town has been asked to adopt Ordinances for water shed protection. Paul Savchick stated that the Commission has asked that the Planning Board review current regulations and put together a listing of regulations that address water shed protection.

Regulations

The Board reviewed a listing of Zoning Ordinance sections that need to be reviewed for potential amendments. The Board will begin working on those amendments and will schedule work meetings to continue working on the Steep Slope and Ridgeline Ordinances.

Paul Savchick made a motion, seconded by Kristy-Foster-Carbone, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:35 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
July 11, 2018**

The Planning Board held their regular meeting on Wednesday, July 11, 2018. Present were Chairman Dennis Sullivan, Paul Savchick, Heather McKendry, Peter Klose, Selectmen's Representative Dick Fortin and Alternate Thaire Bryant. The meeting was called to order at 7:02 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member.

Review of Minutes

The Board reviewed the Minutes of June 13, 2018. *Peter Klose made a motion, seconded by Heather McKendry, to accept the Minutes as amended. Motion unanimously carried.*

Selectmen's Report

Dick Fortin gave an update on Building Permits issued and on-going projects. Dick Fortin gave an overview of a proposal for a treehouse in Woodland Acres and explained that the property owner will have to obtain approvals from NHDES for an outhouse. Dick Fortin noted that Ellie Border has agreed to be Eaton's representative for the Aging Community Program.

Conservation Commission

Dick Fortin gave an overview of the Conservation Commission meeting and noted that the discussion was focused on how to stop non-permitted uses on Town property.

Administration

The Board reviewed a draft memo to the Zoning Board in response to Chairman Larson's request for interpretation of expanding a non-conforming structure. The Board discussed "expansion of use" and noted that it should be defined in the Zoning Ordinance and that NHDES Rules should be used as a guideline.

Chairman Sullivan and Paul Savchick gave an overview of the Planning Board training session. Paul Savchick explained that a presentation on "Zoning by Form" was given whereby a Town can regulate by utilizing the characteristics of the neighborhood. The Board was given a handout from the training session to review for further discussion.

Regulations

The Board reviewed definitions of a structure from other Towns for further discussion at next month's meeting. The Board received materials to review to begin working on possible amendments to the Zoning Ordinance.

Thaire Bryant made a motion, seconded by Heather McKendry, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:13 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
August 8, 2018**

The Planning Board held their regular meeting on Wednesday, August 8, 2018. Present were Acting Chairman Paul Savchick, Heather McKendry and Alternate Frank Holmes. The meeting was called to order at 7:00 pm.

Preliminary Review

The Board reviewed a preliminary plan for a Boundary Line Adjustment between Peter Lang and Nancy Burns on Brownfield Road. It was noted that approximately one-half acre will be taken from Peter Lang's lot and joined with Nancy Burn's lot. After review and discussion, it was noted that there does not appear to be any concerns.

The meeting was adjourned at 7:20 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
September 19, 2018**

The Planning Board held their regular meeting on Wednesday, September 19, 2018. Present were Chairman Dennis Sullivan, Kristine Foster-Carbone, Paul Savchick, Heather McKendry, Peter Klose and Selectmen's Representative Dick Fortin. The meeting was called to order at 7:05 pm.

Review of Minutes

The Board reviewed the Minutes of July 11, 2018. ***Peter Klose made a motion, seconded by Heather McKendry, to accept the Minutes as written. Motion unanimously carried.***

The Board reviewed the Minutes of August 8, 2018. ***Heather McKendry made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an overview of Building Permits issued and noted that a training session for Zoning Board members has been scheduled for October 29th. Dick Fortin gave an overview of the Public Hearing held regarding the Franchise Agreement for cable service and explained that the Selectmen did not sign the agreement and will be attempting to work with the cable company to provide a larger service area. Dick Fortin reported on the various property issues being handled by the Selectmen.

Conservation Commission

Paul Savchick gave an update on the Conservation Commission projects and the upcoming volunteer work days. Paul Savchick stated that the brush cutting and work on Willis Bean Road will begin soon.

Zoning Board of Adjustment

Heather McKendry gave an overview of the recent hearing for the septic system and explained that the Board at times places conditions on approvals. Paul Savchick gave an overview of the Zoning Board ruling regarding the septic system within the wetlands setback. The Board discussed possible ways to monitor those conditions. Paul Savchick noted that the Planning Board may want to consider modifying the Zoning Ordinance to not allow variances for septic system setbacks.

Zoning Ordinance

The Board reviewed and revised a proposed amendment to Article VI Non-Conforming Lots, Uses and Structures.

The Board scheduled their next meeting on October 10th to begin at 6 pm.

Dick Fortin made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:10 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
October 10, 2018**

The Planning Board held their regular meeting on Wednesday, October 10, 2018. Present were Chairman Dennis Sullivan, Paul Savchick, Heather McKendry, Peter Klose and Selectmen's Representative Dick Fortin. Alternate Thaire Bryant joined the meeting in progress. The meeting was called to order at 6:06 pm.

Review of Minutes

The Board reviewed the Minutes of September 19, 2018. ***Peter Klose made a motion, seconded by Heather McKendry, to accept the Minutes as amended. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an overview of Building Permits issued and the various property issues being handled by the Selectmen. Dick Fortin explained that the Selectmen have received complaints regarding the noise of tractor trailers on Route 153 and activity on the beach after hours.

Dick Fortin stated that Kristine Foster-Carbone has submitted her resignation to the Planning Board and that additional members are needed.

Conservation Commission

Paul Savchick gave an update on the Conservation Commission projects and explained that the Commission will be focusing on the natural resources inventory. The Board discussed uses for the data that is gathered Paul Savchick noted that to be useful the data should be in a GIS system, which is expensive and time-consuming.

Zoning Ordinance

The Board reviewed and revised proposed amendments to Article VI Non-Conforming Lots, Uses and Structures. ***Paul Savchick made a motion, seconded by Heather McKendry to advance this proposed amendment to the Public Hearing process. Motion unanimously carried.***

The Board reviewed and discussed proposed definitions of a structure. The Board will further discuss this proposed amendment at the next meeting.

The Board reviewed a proposed amendment to Article IX Section B (Permits) to clarify the renewal process. ***Peter Klose made a motion, seconded by Thaire Bryant, to advance this proposed amendment to the Public Hearing process. Motion unanimously carried.***

The Board reviewed a proposed amendment to Article IX Section C (Repair and Maintenance) to clarify when a permit is required. ***Peter Klose made a motion, seconded by Thaire Bryant, to advance this proposed amendment to the Public Hearing process. Motion unanimously carried.***

The Board discussed the issue of signs and usage of land in Current Use and will discuss possible amendments at the next meeting. Paul Savchick noted that he is working on a possible amendment to the wetlands setback.

The Board scheduled their next meeting on November 14th to begin at 6 pm.

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

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**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

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
December 12, 2018**

The Planning Board held their regular meeting on Wednesday, December 12, 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 6:02 pm. Alternate Thaire Bryant was appointed to act as a regular member.

Review of Minutes

The Board reviewed the Minutes of November 14, 2018. ***Thaire Bryant made a motion, seconded by Dick Fortin, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an overview of the incident on Stewart Road leading to occupancy of 190 Brownfield Road prior to final approvals.

Conservation Commission

Paul Savchick gave an update on the Conservation Commission current projects and water protection issues. Paul Savchick explained that the Town may want to adopt an extensive wetlands regulation rather than merely increasing the setbacks. Dennis Sullivan noted that this topic should be discussed at the next joint Board meeting to make sure all issues are addressed.

Zoning Ordinance

The Board reviewed the proposed amendment to Article VI regarding expansion of non-conforming structures. Heather McKendry explained that the Zoning Board reviewed this proposal and requested that a second diagram be added for clarification. It was the consensus of the Board to add a diagram showing a structure partially within the setback.

The Board reviewed and revised proposed amendments to Article IV Sections A and T regarding signs. ***Dick Fortin made a motion, seconded by Heather McKendry to advance these proposed amendments to the Public Hearing process. Motion unanimously carried.***

The Board reviewed and revised proposed amendments to Article XIV and Article IV Sections R and M relative to Accessory Dwelling Units. ***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 and revised proposed amendments to Article XIV and Article V Section A and a new Article IV Section U regarding duplex units. ***Thaire Bryant made a motion, seconded by Heather McKendry to advance these proposed amendments to the Public Hearing process. Motion unanimously carried.***

The Board reviewed a proposed amendment to Article IV Section D relative to Parking. ***Thaire Bryant made a motion, seconded by Paul Savchick to advance this proposed amendment to the Public Hearing process. Motion unanimously carried.***

The Board noted that the Public Hearing on the Zoning Ordinance amendments is scheduled for January 9th at 6 pm.

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

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner