

**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

Lianne Boelzner

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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

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
February 13, 2019**

The Planning Board held their regular meeting on Wednesday, February 13, 2019. Present were Chairman Dennis Sullivan, Peter Klose, Paul Savchick and Selectmen's Representative Dick Fortin. The meeting was called to order at 7:08 pm.

Review of Minutes

The Board reviewed the Minutes of January 9, 2019. ***Dick Fortin 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 the Selectmen and indicated that the Board is focusing on the 2019 budget and Warrant. Dick Fortin explained that the Selectmen have been discussing a Capital Improvement Plan and gave an overview of proposed projects for the next few years.

Conservation Commission

Paul Savchick gave an update on the Conservation Commission and the proposed burning of the blueberry fields by the Forest Service. Paul Savchick also gave an overview of the updated forest management plan.

Administration

Chairman Sullivan noted that he will not be able to attend the March meeting. ***Dick Fortin made a motion, seconded by Paul Savchick, to appoint Peter Klose as Acting Chairman for the March meeting. Motion unanimously carried.***

Paul Savchick explained that the Boundary Line Adjustment between Lang and Burns as proposed during the preliminary review will not be moving forward as it is not permissible by State regulations due to septic system requirements.

Regulations

Chairman Sullivan indicated that the Board should make sure that the Town is behind a Steep Slope ordinance before moving forward. Peter Klose suggested addressing Best Management Practices and water run off. Paul Savchick explained that topo mapping is needed and that soil information can be obtained from the UNH Complex Systems

Resource Center. Peter Klose suggested developing a survey which explains what the Planning Board is trying to protect and solicit public input and agreed to come up with a draft for the Board's review. Paul Savchick indicated that Town map overlays would show what properties to review to protect from possible future development.

Chairman Sullivan questioned whether the Board wants to pursue Dark Skies ordinances. Peter Klose suggested putting together suggestions as part of Site Plan Review.

Master Plan

The Board reviewed the Master Plan and chose the Quality of Life and Natural Resources chapters to update this year.

Peter Klose made a motion, seconded by Paul Savchick, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:33 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
March 13, 2019**

The Planning Board held their regular meeting on Wednesday, March 13, 2019. Present were Acting Chairman Peter Klose, Paul Savchick, Thaire Bryant, Heather McKendry and Selectmen's Representative Dick Fortin. The meeting was called to order at 7:01 pm. Also present was Stanley Dudrick. Peter Klose appointed Thaire Bryant to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of February 13, 2019. ***Dick Fortin 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 progress of the Building Committee. Dick Fortin gave an overview of the recent meeting with surrounding Towns to discuss internet service. Peter Klose questioned the status of the Capital Improvement Plan and Dick Fortin stated that the Selectmen are formulating a list of projects.

Conservation Commission

Paul Savchick gave an update on the Conservation Commission and the proposed burning of the blueberry fields by the Forest Service. Paul Savchick also gave an overview of the updated forest management plan. Paul Savchick noted that Mark Watson has volunteered to assist with the bridge repair project.

Regulations

The Board reviewed the draft letter regarding a Steep Slope and Ridgeline Development Ordinance. The Board will review this letter again at their next meeting.

Dick Fortin gave an overview of various viewsapes and indicated that he has been taking pictures for the Board's review. Peter Klose suggested giving examples of ways to limit building in those areas. Paul Savchick indicated that without specific engineering methods regarding the slopes, it could be difficult to limit building and noted that by using topography certain slopes could be designated as off limits to building. The Board will continue working on formulating a draft Ordinance.

Master Plan

Dennis Sullivan volunteered to begin work on revisions to Chapter 2 (Quality of Life) and Thaire Bryant will begin work on Chapter 7 (Natural Resources) for review at the next meeting.

Thaire Bryant made a motion, seconded by Heather McKendry, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:10 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
April 10, 2019**

The Planning Board held their regular meeting on Wednesday, April 10, 2019. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry and Selectmen's Representative Edward Reilly. The meeting was called to order at 7:02 pm.

Review of Minutes

The Board reviewed the Minutes of March 13, 2019. ***Ed Reilly made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Ed Reilly gave an overview of the initial listing of Capital Improvement projects and the Potter Road bridge. Peter Klose questioned the financial outlay of the projects and Ed Reilly noted that the Selectmen are working on prioritizing projects and funding.

Ed Reilly explained that he is reviewing the Emergency Management Plan in relation to Town Hall being designated as a shelter.

Administration

The Board discussed the issue of Air BnBs and requested that a copy of Conway's ordinance be obtained for the next meeting.

The Board discussed the trees marked on Foss Mountain Road for removal and noted that Asplundt/Eversource should be made aware of the process of cutting trees on a scenic road.

The Board reviewed a property on Nesmith Road and indicated that the Selectmen should review the request for possible requirements prior to issuing a Building Permit.

Regulations

The Board discussed the questionnaire regarding a Steep Slope and Ridgeline Development Ordinance. Peter Klose will draft the document for the Board's review at the next meeting. For next meeting, the Board will review all the Steep Slope Regulation documents and be prepared to begin writing an Ordinance.

Peter Klose suggested that the Board also review the entire Zoning Ordinance for possible revisions and noted that the tower section could be eliminated.

Heather McKendry made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:44 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
May 8, 2019**

The Planning Board held their regular meeting on Wednesday, May 8, 2019. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, Paul Savchick, Alternate Thaire Bryant and Selectmen's Representative Edward Reilly. The meeting was called to order at 7:00 pm. Chairman Sullivan appointed Alternate Thaire Bryant to act as a regular member.

Review of Minutes

The Board reviewed the Minutes of April 10, 2019. ***Peter Klose made a motion, seconded by Thaire Bryant, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Ed Reilly gave an overview of the Potter Road bridge project and the electric upgrade to Town Hall. Ed Reilly explained that the Selectmen have begun meeting with surrounding Town Selectmen regarding the contract for ambulance services.

Conservation Commission

Paul Savchick gave an update on the Commission and the current projects, including the natural resources mapping. Paul Savchick gave an overview of mapping slopes using topography and soil types and indicated that UNH does provide some mapping services.

Regulations

The Board reviewed and revised the questionnaire regarding a Steep Slope and Ridgeline Development Ordinance.

The Board discussed an overlay district as a possible method of addressing steep slopes and ridgelines. Paul Savchick noted that one intention of the ordinance is to avoid development which could cause issues with drainage and runoff. Thaire Bryant noted that slopes which are unsafe to develop should be protected throughout the entire Town.

Paul Savchick explained that NHDES has septic system design for slopes and that their regulations can be reviewed for possible inclusion into Town regulations.

Administration

The Board discussed the possibility of another joint meeting of all Boards. It was the consensus of the Board to schedule a meeting.

Ed Reilly made a motion, seconded by Paul Savchick, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:09 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
June 12, 2019**

The Planning Board held their regular meeting on Wednesday, June 12, 2019. Present were Chairman Dennis Sullivan, Peter Klose, Paul Savchick, Stanley Dudrick, Alternate Thaire Bryant and Selectmen's Representative Edward Reilly. The meeting was called to order at 7:00 pm. Chairman Sullivan appointed Alternate Thaire Bryant to act as a regular member.

Public Hearing - Eversource

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

Robert Bernier of Eversource explained that maintenance trimming takes place every four years to reduce power outages and 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 there is a large pine tree on Potter Road at the third bridge that should be removed. Thaire Bryant noted that there is a tree on Geise's property on Brownfield Road that is hanging over the wires and should be removed. Ed Reilly reported that the Selectmen have reviewed the proposed trees to be removed and do not have any concerns. Robert Bernier made note of these three trees for further review.

Chairman Sullivan opened the Hearing for public comment. Marnie Cobbs noted that there is a maple tree on Town land on Foss Mountain Road that she would like to save. It was the consensus of the Board to remove the maple tree on Foss Mountain Road from the list of trees to be taken down.

Thaire Bryant made a motion, seconded by Paul Savchick, to approve the cutting of trees on the Scenic Roads as shown on the plans with the addition of the two trees and the removal of one tree as discussed. Motion unanimously carried.

The Public Hearing was closed at 7:18 pm.

Preliminary Review

James Hill met with the Board regarding his property on Paul Hill Road. James Hill explained that he is considering subdivision of his property and noted that the first item to be addressed is the deed restriction of no further subdivision. Chairman Sullivan explained that any lots created will be required to have 200 feet of frontage on a road built to Town specifications and that the deed restriction will need to be addressed first.

Review of Minutes

The Board reviewed the Minutes of May 8, 2019. ***Thaire Bryant made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Ed Reilly gave an update on the ambulance contract process and various property issues. Ed Reilly explained that American Air Systems has performed air quality tests and will be submitting a proposal to clean the basement. Ed Reilly noted that the road project will be starting soon and that quotes for excavator rentals are being obtained. Ed Reilly stated that a property visit was conducted on Potter Road to make sure that the tree cut and construction are outside of the 250-foot shoreline setback.

Ed Reilly raised the issue of a seasonal cabin now being occupied full-time. The Board discussed the NHDES regulations regarding conversion of use and septic system requirements.

Conservation Commission

Paul Savchick gave an update on the Commission and the current projects, including the natural resources mapping. Paul Savchick explained that the Commission has met with Mark Watson regarding the burning of blueberry fields and the issue of providing adequate propane supply. Ed Reilly expressed concerns regarding liability if private citizens are burning Town fields.

Regulations

Ed Reilly noted that he has begun putting together a draft Ridgeline/Steep Slope document using the various samples. The Board discussed how best to control development. It was noted that the survey results will be reviewed at the next meeting.

Thaire Bryant stated that he has begun reviewing Chapter 7 of the Master Plan and noted that there is nothing major to be changed.

Thaire Bryant made a motion, seconded by Ed Reilly, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
July 10, 2019**

The Planning Board held their regular meeting on Wednesday, July 10, 2019. Present were Chairman Dennis Sullivan, Peter Klose, Paul Savchick and Heather McKendry. The meeting was called to order at 7:08 pm.

Review of Minutes

The Board reviewed the Minutes of June 12, 2019. ***Paul Savchick made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Conservation Commission

Paul Savchick gave an update on the Commission and the current projects, including the natural resources inventory mapping. Paul Savchick explained that the Commission is still working on the burn of the blueberry fields.

Regulations

The Board reviewed the survey results regarding Steep Slope and Ridgeline Zoning. Peter Klose stated that once the preliminary Ordinance has been drafted, it should be sent out for review. Paul Savchick noted that it would good to send out more information that addresses some of the questions raised on the survey.

The Board reviewed a document submitted by Ed Reilly putting forth suggestions and questions for discussion to begin drafting the Steep Slope and Ridgeline Ordinances. It was the consensus of the Board to combine the Background and Purpose of the Ordinance. Dennis Sullivan raised the issue of mapping the Steep Slope District and indicating that any development in that area must seek Planning Board approval. Paul Savchick suggested compiling a list of maps needed and then requesting a cost estimate from UNH for those maps.

Heather McKendry made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:50 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
August 14, 2019**

The Planning Board held their regular meeting on Wednesday, August 14, 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 7:03 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of July 10, 2019. ***Ed Reilly made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Ed Reilly gave an update on the ambulance contract meetings and the Carroll County Sheriff's Department activity. Ed Reilly noted that the Household Hazardous Waste Day will be September 21st. Ed Reilly explained that the Board has approved a computer upgrade for the Town Clerk motor vehicle system.

Conservation Commission

Paul Savchick gave an update on the Commission and the current projects, including the timber management plan update. Paul Savchick noted that the Willis Bean Road bridges have been repaired and that the Commission is still working on the burning of the blueberry fields.

Regulations

The Board began reviewing and revising a draft Steep Slope Ordinance. Peter Klose stated that the Purpose should be specific and brief. Paul Savchick noted that the major protection of this ordinance is the water shed.

It was noted that forestry activity is exempt from this Ordinance. Paul Savchick explained that steep roads and stream crossings require State permits and that road erosion is reviewed by the State. Paul Savchick stated that the Ordinance can reference Best Management Practices and that any work on a steep slope must have the necessary State Permits. Chairman Sullivan suggested putting timber harvesting guidelines on the Board's project list to address at a later time.

Paul Savchick suggested adding language to the Building Permit application regarding steep slopes.

The Board discussed erosion and sediment control and Paul Savchick indicated that a Certified Professional in Erosion and Sediment Control (CPESC) should be used by an applicant when proposing to build on steep slopes.

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

Thaire Bryant made a motion, seconded by Ed Reilly, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 9:18 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**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

Lianne Boelzner

**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

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
November 13, 2019**

The Planning Board held their regular meeting on Wednesday, November 13, 2019. Present were Acting Chairman Peter Klose, Paul Savchick, Heather McKendry, Stanley Dudrick and Selectmen's Representative Ed Reilly. The meeting was called to order at 7:05 pm.

Regulations

As the Board had determined at its last meeting to proceed with the definitions regarding Steep Slope, Acting Chairman Klose began the discussion.

The Board made several changes to the definitions that had been read during previous meetings and made final changes.

Heather McKendry made a motion, seconded by Stanley Dudrick, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Edward Reilly

Edward Reilly

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

The Planning Board held their regular meeting on Wednesday, December 11, 2019. Present were Chairman Dennis Sullivan, Stanley Dudrick, Alternate Thaire Bryant and Selectmen's Representative Dick Fortin. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Thaire Bryant and Dick Fortin to act as a regular members for this meeting.

Chairman Sullivan asked for a moment of silence to remember Paul Savchick and his decades of service to the Town.

Review of Minutes

The Board reviewed the Minutes of October 9, 2019. ***Dick Fortin made a motion, seconded by Thaire Bryant, to accept the Minutes as written. Motion unanimously carried.***

The Board reviewed the Minutes of November 13, 2019. ***Thaire Bryant made a motion, seconded by Stanley Dudrick, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Dick Fortin gave an update on the Broadband Committee given by Eaton representative John Border. Dick Fortin explained that the Selectmen have been working with the Road Agent to determine the next phase of road construction and that the ambulance contract is still a work in progress.

Conservation Commission Report

Dick Fortin noted that Kristy Foster is stepping down as Eaton's representative to the Green Mountain Conservation Group. Dick Fortin gave an update on the brush cutting on Foss Mountain.

Regulations

The Board reviewed and revised the draft Steep Slope Ordinance. The Board will check with UNH regarding topo maps with property boundaries.

The Board reviewed the references to clearing for a view and it was the consensus of the Board to remove the design guidelines from this Ordinance.

It was the consensus of the Board to propose this Ordinance as Article V, Section E entitled Steep Slope Protection District (SSP) and to also amend Article II to include this District in the listing and to reference the Steep Slope Protection District map.

Thaire Bryant made a motion, seconded by Stanley Dudrick, to hold a Public Hearing on these proposed Zoning Ordinance amendments on January 8, 2020 at 6 pm. Motion unanimously carried.

Thaire Bryant made a motion, seconded by Stanley Dudrick, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:32 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner