

**TOWN OF EATON  
PLANNING BOARD  
September 9, 2020**

The Planning Board held their regular meeting on Wednesday, September 9, 2020 via Zoom in accordance with Emergency Order #17 pursuant to Executive Order 2020-04. Present were Chairman Dennis Sullivan, Stanley Dudrick, Heather McKendry, Peter Klose and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:01 pm.

As Chair of the Planning Board, Dennis Sullivan found that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #17 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

There is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, Chairman Sullivan confirmed public access to the meeting via Zoom for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and participate in this meeting by clicking on the following website address <https://us02web.zoom.us/j/9569071146>.

Notice was given to the public of the necessary information for accessing the meeting. Instructions have also been provided on the Town website at [eatonnh.org](http://eatonnh.org). If anyone has a problem accessing the scheduled Planning Board meeting, please call 603-447-2840. In the event that the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Dennis Sullivan started the meeting by taking roll call attendance: Dennis Sullivan (no one else in the room), Stanley Dudrick (no one else in the room), Heather McKendry (no one else in the room), Peter Klose (no one else in the room) and Ed Reilly (no one else in the room). Dennis Sullivan noted that all votes taken during this meeting will be done by roll call vote.

### **Review of Minutes**

The Board reviewed and amended the Minutes of August 12, 2020. ***Peter Klose made a motion, seconded by Stanley Dudrick, to accept the Minutes as amended. Motion unanimously carried by roll call vote.***

### **Administrative**

The Board discussed a recently recorded land lease agreement for a possible telecommunications tower. It was noted that a tower would require Site Plan Review.

The Board discussed the current Zoning Ordinance as it relates to signs. The NH Municipal Association legal department reviewed the Ordinance and have suggested amending the Ordinance.

## **Selectmen's Report**

Ed Reilly reported that Stewart and Bull Pasture Roads have been skim-coated to smooth them out for winter maintenance and noted that the Board is still discussing the feasibility of reverting Bull Pasture Road to gravel. Ed Reilly explained that the Selectmen are still reviewing proposals for an audit and are meeting with representatives of two audit firms.

Ed Reilly stated that Matt Watson has submitted a Building Permit application for property on Woodland Acres Road and noted that the driveway will be subject to the Steep Slope Ordinance. Dennis Sullivan stated that he has mapped the property on Granitview and that the slope is approximately 40%. Peter Klose questioned if it would make sense to construct a diagonal driveway to reduce that slope. Dennis Sullivan noted that the issue will be runoff from the driveway and that Matt Watson will be submitting an application to the Planning Board.

## **Ridgeline Zoning**

Peter Klose stated that a lot of information was obtained when the Board sent out the questionnaire on steep slopes and ridgelines. Peter Klose suggested creating a guideline rather than an Ordinance. Dennis Sullivan noted that guidelines would not be enforceable. Heather McKendry noted that the regulation could be minimal in order to protect the rural nature of Town. Stan Dudrick stated that property owners do not want limitations when they are paying for a view and noted that the purpose of the Ordinance must be to protect abutters and the environment.

Dennis Sullivan stated that a list of viewsheds must be created in order to map the areas affected by Ridgeline Zoning. Peter Klose noted that the Town of Bartlett uses an overlay map and restricts development over 800 feet in elevation. Dennis Sullivan noted that it would be difficult to utilize one specific elevation in Eaton. Heather McKendry stated that line of sight should be used rather than elevation.

Dennis Sullivan stated that the intent is to protect the line of sight so the Board will need to define what is being protected and what limitations there would be within those areas. Stan Dudrick suggested no buildings above the height of trees and questioned the use of blue sky rules. Peter Klose and Stan Dudrick will draft up a Ridgeline Ordinance for the Board's review at next meeting.

***Heather McKendry made a motion, seconded by Ed Reilly, to adjourn the meeting. Motion carried by unanimous roll call vote.*** The meeting was adjourned at 7:18 pm.

Respectfully submitted,

*Lianne Boelzner*

Lianne Boelzner