

**TOWN OF EATON
PLANNING BOARD
March 10, 2021**

The Planning Board held their regular meeting on Wednesday, March 10, 2021 via Zoom in accordance with Executive Order #2021-04. Present were Chairman Dennis Sullivan, Heather McKendry, Stanley Dudrick and Selectmen's Representative Ed Reilly. Peter Klose joined the meeting in progress. The meeting was called to order at 6:00 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 Executive Order #2021-04, this public body is authorized to meet electronically. In accordance with the Order, Chairman Sullivan confirmed public access to the meeting via Zoom for this 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 link: <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. If anyone has a problem accessing the scheduled Planning Board meeting, please call 603-447-3877. 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 noted that all votes taken during this meeting will be done by roll call vote.

Burke York joined the Board to discuss a possible subdivision of property on Youngs Road. Chairman Sullivan stated that the application would be considered a minor subdivision. Burke York noted that one parcel will be approximately 4 acres with the remaining 16 acres being the second lot and questioned whether HISS would be required on the larger lot. Chairman Sullivan stated that a waiver request could be filed with the application.

Public Hearing – Steep Slope Development (Continued)
Matthew & Tucker Watson

Chairman Sullivan re-opened the Public Hearing on an application from Matthew and Tucker Watson for Steep Slope Development of a property located on Woodland Acres Road (R05-018). Chairman Sullivan read an email from Matthew Watson requesting that the application be continued until the May meeting. ***Stanley Dudrick made a motion, seconded by Heather McKendry to recess this Public Hearing until 6 pm on May 12, 2021. Motion unanimously carried by roll call vote.***

Review of Minutes

The Board reviewed the Minutes of February 10, 2021. ***Heather McKendry made a motion, seconded by Ed Reilly, to accept the Minutes as written. Motion unanimously carried by roll call vote.***

Selectmen's Report

Ed Reilly gave an update on current legislation that the Board is following and explained that the Board is submitting letters of position with Representatives. Ed Reilly gave an overview of the Potter Road bridge project.

Regulations

Heather McKendry explained that she has been researching dwelling unit minimum size requirements and noted that no surrounding Town has a size requirement. Heather McKendry submitted information from the NH Office of Strategic Initiatives regarding tiny houses and proposed State legislation, which would require Towns to adopt a regulation.

Dennis Sullivan noted that he has been reviewing information on wind turbines and regulations related to height restrictions and will keep the Board informed.

Ele Border noted that they have signed up for the StarLink satellite beta test program and will keep the Board updated on the feasibility of satellite service for Eaton.

Master Plan

The Board reviewed proposed updates to Chapter 2 (Quality of Life) of the Master Plan. Peter Klose will submit additional proposed updates for the next Board meeting.

Peter Klose made a motion, seconded by Stan Dudrick, to adjourn the meeting. Motion carried by unanimous roll call vote. The meeting was adjourned at 7:11 pm.

Respectfully submitted,

Lianne Boelzner

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