

**TOWN OF EATON  
PLANNING BOARD  
July 14, 2021**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, July 14, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Alternate Thaire Bryant and Selectmen's Representative Joyce Blue. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

**Review of Minutes**

The Board reviewed and amended the Minutes of June 9, 2021. ***Joyce Blue made a motion, seconded by Heather McKendry, to accept the Minutes as amended. Motion unanimously carried.***

**Selectmen's Report**

Joyce Blue gave an update on the Building Permits issued by the Selectmen. Joyce Blue explained that she attended a webinar on tiny houses and noted that the focus was on construction rather than regulating. Joyce Blue stated that communities are looking at Pocket Neighborhoods with shared septic systems. John Hedden stated that with limited available housing, that type of Zoning could bring age diversity to Town.

**Conservation Commission Report**

Heather McKendry gave an update on the signage at Foss Mountain and the new website for Foss Mountain ([fossmountain.org](http://fossmountain.org)). Heather McKendry noted that the Commission is working with Ryan Bushnell on the blueberry contract as the crops are not plentiful this year.

**Correspondence**

Chairman Sullivan explained that he has received a copy of correspondence from the Selectmen to Jeffrey Hertel regarding the timber harvest on his Brownfield Road property. Chairman Sullivan explained that NHDOT has issued approval for three driveways on the property for a proposed six lot subdivision, which has been addressed by the Selectmen. It was noted that Mr. Hertel has been informed of the Town's Regulations and that he will be required to make application to the Planning Board.

**Regulations**

Chairman Sullivan explained that he has researched how soil types are addressed within Subdivision Regulations and submitted information on how to update Eaton's

Regulations. It was noted that Eaton's soil type references are based on HISS results, which has been phased out. Chairman Sullivan recommended amending the Regulations to use Site Specific Mapping Standards, which is based on NRCS standards. It was noted that both the Subdivision Regulations and Zoning Ordinance need to be amended to reflect this new system.

The Board reviewed a listing from Selectman Fortin pertaining to areas of the Zoning Ordinance that the Planning Board should review for possible clarifications. It was also noted that the Board should review the Zoning Ordinance and Site Plan Review Regulations as it relates to Home Occupations and Businesses.

Peter Klose noted that the Town's Ordinances do not address the groundwater recharge areas, which is necessary to protect the groundwater. Chairman Sullivan noted that NHDES has identified stratified aquifer areas. John Hedden stated that the Board should be looking at residential uses as part of the Groundwater Protection Ordinance. Chairman Sullivan noted that the purpose of adopting the Ordinance is to give shared enforcement powers to local officials. Peter Klose stated that surface water protection is also important to review and that there are BMPs to address possible issues. Heather McKendry stated that the Ordinance can be written to address more residential issues rather than commercial uses. John Hedden noted that the Ordinance can address specific issues such as road salt. Peter Klose stated that these are the items that should be addressed when the Board is reviewing properties for development.

Thaire Bryant submitted a document from NHMA entitled "Municipal Regulations of Short-Term Rentals" for the Board's review and further discussion. Thaire Bryant gave an overview of the Eaton rental units in Eaton that are licensed with the State and noted that he will continue researching surrounding communities to determine how they regulate short-term rentals.

John Hedden stated that the concerns of residents should be discussed in more depth during the Hazard Mitigation Plan update meetings. Thaire Bryant noted that the process is more difficult because the meetings are conducted via Zoom but he will ask that the concerns be more fully discussed before moving to the next topic.

The Board discussed Dark Skies Regulations and noted that Heather McKendry will do further research.

***Peter Klose made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried.*** The meeting was adjourned at 7:45 pm.

Respectfully submitted,

*Lianne Boelzner*

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