

**TOWN OF EATON, NEW HAMPSHIRE 03832**

**EVANS MEMORIAL BUILDING**

**BOARD OF SELECTMEN**

**August 31, 2021**

A duly-noticed special meeting of the Board of Selectmen took place on Tuesday, August 31, 2021 at the Evans Memorial Building. Present were Ed Reilly, Joyce Blue and Dick Fortin. The meeting was called to order at 9:00 am.

Dennis Sullivan and Thaire Bryant joint the Board to discuss short-term rentals. Dennis Sullivan submitted information for review. Thaire Bryant noted that short-term rentals effect affordable and work-force housing in the areas and that adoption of regulations would protect the community and housing values. Ed Reilly stated that the realtors are pushing the concept of rentals. Thaire Bryant noted that the current two Inns and B&B are owner occupied and inspected. Joyce Blue questions how to regulate rentals. Ed Reilly stated that any regulation should be very specific so that enforcement is easier for the Selectmen. Thaire Bryant suggested that any property used for short-term rental should be owner-occupied. Dennis Sullivan noted that the ordinance would clearly explain the process of obtaining a Special Exception from the Zoning Board and then Site Plan Review by the Planning Board. Ed Reilly cautioned against permitting rentals in only certain areas of Town. Dick Fortin noted that garbage could also become an issue, as well as septic systems and number of bedrooms. Dick Fortin noted that he is in favor of requiring owner occupancy. Dick Fortin questioned the issue of grandfathering. Dennis Sullivan explained that if a property has a Special Exception, they are grandfathered but that all other rental units are not a legal use at this time. Dennis Sullivan suggested sending letters to those properties that are not in compliance and explain that they need to obtain a Special Exception from the Zoning Board. It was the consensus of the Board to pursue regulations for short-term rentals.

Road Agent Richard Heath joined the Board to discuss the turn-around on Youngs Road. Dick Fortin explained that the residents at Town Meeting approved converting the Class VI section to a Class V up to the turn-around on the Thoms property. Dick Fortin noted that even though the turn-around is on private property, it is maintained by the Town. Joyce Blue noted that the issue with Bill Thoms was that there was no advance notice. Road Agent Heath explained the conditions in that area and noted that he added fill to make it easier to turn. Dick Fortin stated that when work is done to a turn-around on private property, the owner should be notified. Road Agent Heath stated that he will blend in the fill with the road and that the larger rocks will be removed. Dick Fortin suggested meeting with property owners prior to working on Birch Hill Road.

The Board discussed the use of masks at Town Hall and adopted a mandatory mask policy as of September 7<sup>th</sup>.

The Board reviewed and signed the Accounts Payable manifest and checks for \$258,735.03 for 17 items. The Payroll manifest and checks were also reviewed and signed.

David Lovequist submitted a Building Permit application for a 10x14 potting shed at 67 Willis Bean Road (R07-019). The Building Permit application was reviewed, approved and signed by the Board of Selectmen (Permit #202124).

S & T Trust submitted a Building Permit application for a 30x16 barn/garage at 385 Stewart Road (R09-007). The Building Permit application was reviewed, approved and signed by the Board of Selectmen (Permit #202125).

Joyce Blue stated that Adam Nelson has not returned her calls and that the Board should move forward with a letter regarding the sign.

Joyce Blue questioned the change of use if the Church obtains the abutting parcel of land and converts it to a parking lot. Joyce Blue noted that there is a process to waive the land use change tax for a non-profit organization. It was noted that the property is in the Village District and that parking lots are permitted.

Dick Fortin stated that he spoke to Suzanne Raiche, who indicated that there have been no issues at the Beach this summer and that the new location for the portable toilets has worked well.

Dick Fortin gave an update on the Potter Road bridge project and indicated that the crew is working extra to make up for lost time. The Board will be meeting at the bridge on Tuesday, September 7<sup>th</sup>, at 3 pm.

***Joyce Blue made a motion, seconded by Dick Fortin, to appoint John Boarder and Pamela Burns as alternates to the Zoning Board of Adjustment. Motion unanimously carried.***

The Board reviewed the Minutes of August 17, 2021. ***Joyce Blue made a motion, seconded by Ed Reilly, to adopt the Minutes as written. Motion unanimously carried.***

***Joyce Blue made a motion, seconded by Dick Fortin, to adjourn the meeting. Motion unanimously carried.*** The meeting was adjourned at 11:29 am.

Respectfully submitted,

*Lianne Boelzner*

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