

**TOWN OF EATON
PLANNING BOARD
August 11, 2021**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, August 11, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Stanley Dudrick 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.

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 explained that Matthew Watson has requested that the application be continued until the October meeting. ***Joyce Blue made a motion, seconded by John Hedden to recess this Public Hearing until October 13th, 2021. Motion unanimously carried.***

Preliminary Discussion – Subdivision
Jeffrey Hertel

Jeff Hertel met with the Board to discuss a possible six-lot subdivision on Brownfield Road. Jeff Hertel submitted a hand-drawn map depicting possible lot sizes and explained that the property is 48 acres and that there would be deed covenants on the lots. Chairman Sullivan explained that each lot is required to have a minimum of 200-foot of road frontage on Brownfield Road and that minimum lot size depends on the type of soils. Chairman Sullivan noted that this property contains wetlands that cannot be used to calculate lot sizes. Peter Klose questioned the erosion control measures being used and Jeff Hertel stated that Garland Lumber is addressing erosion as part of the logging operation.

Review of Minutes

The Board reviewed and amended the Minutes of July 14, 2021. ***Joyce Blue made a motion, seconded by Peter Klose, 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 the Selectmen are asking the Planning Board to define tents and determine whether they require a permit and are subject to setback requirements.

Conservation Commission Report

Heather McKendry gave an update on the Foss Mountain kiosk, the blueberry crop and increased usage of Foss Mountain. John Hedden stated that parking areas are needed to allow access for walkers and picnickers.

Regulations

Chairman Sullivan submitted proposed changes to the Subdivision and Cluster Development Regulations and the Zoning Ordinance regarding lot sizes based on soil types. The proposal is to amend the regulations to refer to Site Specific Soil Maps instead of High Intensity Soil Surveys. The Board suggested also adding the definition of "Site Specific Soil Map." John Hedden noted that a weighted average may be difficult to determine so suggested using the predominant soil type when calculating lot sizes.

John Hedden explained that Eaton is unique in that there is no municipal water or sewer and that NHDES suggested focusing on education rather than adopting new regulations to protect groundwater. Peter Klose noted that groundwater recharge areas would be part of the Ordinance and utilize overlay maps to depict their location. John Hedden suggested developing objectives to educate residents on protecting groundwater and Peter Klose suggested including brochures in the tax bills. Stan Dudrick gave an overview of the groundwater protection/water shed protection training seminar that he recently attended.

The Board discussed short-term rentals and minimum housing sizes. Heather McKendry noted that she is reading a book on tiny house developments. The Board requested that the Selectmen discuss possible regulations for short-term rentals so that the Planning Board can move forward. Joyce Blue noted that the Selectmen are not in favor of reducing the minimum house size at this time.

Heather McKendry made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:03 pm.

Respectfully submitted,

Lianne Boelzner

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