

**TOWN OF EATON
PLANNING BOARD
September 8, 2021**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, September 8, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Stanley Dudrick, 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.

Preliminary Discussion – Subdivision
Henault Property/York Land Services

Burke York of York Land Services met with the Board to review a potential subdivision of the Henault property on Youngs Road and submitted the wetlands delineation report from Greg Howard of North Country Soil Services. Burke York explained that the proposed lot has been enlarged due to the wetlands and required 125-foot setback for the leach field. Thaire Bryant questioned the feasibility of moving and mitigating the one small wetland area rather than reducing the setback. Stan Dudrick questioned the potential of contamination to the wetland area if setbacks are reduced. Burke York indicated that he would be requesting a reduction of setback to the 75-foot requirement specified by NHDES. The Board reviewed the proposal and noted that if the original lot is more than 11 acres, HISS is not required. Chairman Sullivan noted that this qualifies as a minor subdivision and that the fee is based on the number of lots when the subdivision is complete.

Preliminary Discussion – Wetlands
Michael Callis

Michael Callis joined the Board regarding his Eaton Road property and submitted the wetlands delineation report from Greg Howard of North Country Soil Services. Michael Callis stated that the recommendation in this report is to install a culvert and move the proposed driveway 6 to 8 feet. Michael Callis noted that he has been notified that he can cut trees but cannot remove any stumps. Michael Callis explained that he would like to use his property for commercial purposes, first a site for a food truck and then eventually a drive-through pizza business. Chairman Sullivan noted that Site Plan Review by the Planning Board is required when there is any change in use of the property and that approval should have been obtained for the current stone business. Michael Callis stated that he wants to perform the work recommended and install the culverts. Chairman Sullivan stated that Planning Board approval will be required before any sitework can be done on the property. Michael Callis stated that the process will take too long and that he wants to do the work to protect the wetlands. Chairman Sullivan stated that before any work can be done around the wetlands, a detailed plan must be submitted to the Planning Board for Site Plan approval. Michael Callis stated that the regulations for access/egress means that if he installs a driveway, his neighbor could use it to develop their property. Dennis Sullivan explained that the regulation for shared access does not apply to this type of project. Joyce Blue noted that a drive-through pizza business will require Special Exception approval from the Zoning Board of

Adjustment. Chairman Sullivan stated that Site Plan Review will be required for the culverts and remediation work to the wetland area and noted that the application could be submitted in pieces rather than a plan for the entire site. Chairman Sullivan stated that the list of required submittal items is set forth in the Site Plan Regulations.

Review of Minutes

The Board reviewed the Minutes of August 11, 2021. ***Peter Klose made a motion, seconded by Thaire Bryant, to adopt the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Joyce Blue gave an overview of the Building Permits issued by the Selectmen.

Joyce Blue explained that the Little White Church is considering the purchase of abutting property for a parking area and noted that the lot is within the Rural Residential District but the Church is in the Village District. Joyce Blue questioned whether Site Plan Review will be required for the parking lot. Chairman Sullivan noted that the Planning Board will require Review to make sure all regulations are met.

Regulations

Chairman Sullivan submitted proposed changes to the Subdivision and Cluster Development Regulations and the Zoning Ordinance regarding lot sizes and site-specific soil mapping.

Chairman Sullivan gave an overview of the meeting with the Selectmen regarding short-term rentals and indicated that the Selectmen were in favor of adopting regulations. The Board discussed defining transient lodging, hotel and motel and adding conditions to address noise, traffic, septic and effects on the neighborhood. Chairman Sullivan stated that a short-term rental site would require a Special Exception by the Zoning Board and then Site Plan Review approval by the Planning Board.

Chairman Sullivan requested that Board members review the updated Chapter 2 of the Master Plan and to submit any possible changes.

Chairman Sullivan gave an overview of the wildlife protection program that Eaton will be participating in with the NH Fish & Game and UNH.

Joyce Blue made a motion, seconded by Heather McKendry, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:53 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner