

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

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, December 8, 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 6:01 pm.

Review of Minutes

The Board reviewed and amended the Minutes of November 10, 2021. ***Joyce Blue made a motion, seconded by Peter Klose, to adopt the Minutes as amended. Motion unanimously carried.***

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

At 6:15 pm, 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). Matthew and Tucker Watson joined the meeting via Zoom.

Chairman Sullivan explained that based on the photographic evidence provided, there was substantial work conducted on a portion of the driveway. Chairman Sullivan further explained that based on the plans submitted in the Fall of 2020, the driveway was to run from Woodland Acres Road up approximately 520 feet to a small parking area, which is the section of driveway that would be grandfathered. Chairman Sullivan stated that any continuation of the driveway up the slope would not be grandfathered and would be subject to the Steep Slope Ordinance.

Tucker Watson stated that the plans submitted were in response to the Town telling them to stop work and to seek approval under the new Ordinance. Tucker Watson stated that the plan was never to build part of the driveway and noted that the photographs show the driveway going entirely to the top of the slope at the ridge so they are seeking grandfathering of the entire driveway.

Chairman Sullivan stated that there is evidence of a logging road but that work was being done on the parking area. Matt Watson stated there is no documentation on the initial driveway plan as a permit was not required and explained that the area being called a parking area is actually a "shelf" for the rocks and debris while working on the driveway. Matt Watson stated that the plan was always to have a driveway to the top and indicated that the area at the ridge was developed before they were asked to stop construction. Matt Watson stated that the plan was a compromise because they were told to submit plans that meet the Steep Slope Ordinance. Matt Watson stated that they are not willing to call the flat section a parking area because of the time and money they have put into this project.

Chairman Sullivan questioned whether work stopped when asked by the Town. Matt Watson stated that work did stop and that the materials for the building project were carried up the hill. Chairman Sullivan stated that there is a flat area, even though a parking area is not intended. Matt Watson stated that work was stopped so the Board cannot base any decisions regarding a parking area on the condition of the driveway.

Chairman Sullivan noted that the Board can vote based on the advice of Counsel or a continuance can be granted to allow the attorneys to confer regarding the upper section. **Chairman Sullivan made a motion, seconded by Joyce Blue, that based on the photographic evidence provided of the work completed prior to March 2020, the section of driveway up to approximately 520 feet is grandfathered. Motion unanimously carried.**

Joyce Blue made a motion, seconded by Heather McKendry, to recess the Public Hearing until 6:15 pm on January 12, 2022. Motion unanimously carried.

Public Hearing – Subdivision (Continued)

Jeffrey Hertel

At 6:20 pm, Chairman Sullivan re-opened the Public Hearing on an application from Jeffrey Hertel for a five-lot Subdivision of property located on Brownfield Road (R10-031).

Chairman Sullivan stated that Jeff Hertel has requested a postponement of this Hearing until next month as the HISS mapping has not yet been completed. **Peter Klose made a motion, seconded by John Hedden, to recess this Public Hearing until 6:15 pm on January 12, 2022. Motion unanimously carried.**

Public Hearing – Proposed Zoning Ordinance Amendments

Amendment #1 relative to Soil Mapping: The Board reviewed the proposed Amendment and made a minor change from “Site Specific Soil Map” to “Site Specific Soil Mapping Standards.”

Amendment #2 relative to Parking: The Board reviewed the Proposed Amendment with no changes.

Amendment #3 relative to Structures: The Board reviewed the Proposed Amendment with no changes.

Amendment #4 relative to Bed & Breakfast/Transient Occupancy/Short-Term Rental: The Board reviewed the Proposed Amendment and made minor changes to grammar. The Board also changed the rental period from “less than 30” to “up to 30.”

Amendment #5 relative to Special Exceptions: The Board reviewed the Proposed Amendment and made minor changes to grammar and references. The Board noted that the intent of this Amendment is to bring the Town’s Zoning Ordinance into

compliance with NH RSA 674:33 which requires conditions for granting a Special Exception.

Joyce Blue made a motion, seconded by Stan Dudrick to put the above proposed Zoning Ordinance amendments as revised on the 2022 Town Meeting Warrant. Motion unanimously carried.

Selectmen's Report

Joyce Blue gave an update on the Potter Road bridge project and stated that the proposed re-open date is December 17th.

Other Business

John Hedden gave an overview of the Green Mountain Conservation groundwater seminar and submitted a chart on education topics. John Hedden noted that the Town could create an overlay district to protect water sources from contamination. The Board discussed the feasibility of hiring a summer intern to work on this topic.

Chairman Sullivan explained that the Conservation Cohorts will be holding a public education session (Thursday, February 24th and Saturday, February 26th) to inform the public about threats to land because of climate change and increase in use. Heather McKendry noted that the intent is to develop a conservation plan. Chairman Sullivan noted that the Cohorts have been working with County Forester Wendy Scribner.

Joyce Blue made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:47 pm.

Respectfully submitted,

Lianne Boelzner

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