

**TOWN OF EATON
PLANNING BOARD
January 12, 2022**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, January 12, 2022. 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.

Review of Minutes

The Board reviewed and amended the Minutes of December 8, 2021. ***Joyce Blue made a motion, seconded by Stan Dudrick, to adopt the Minutes as amended. Motion unanimously carried.***

Greg Grinnell joined the Board to discuss the issue of driveway slopes and noted that the State and surrounding Towns permit 15% grade on driveways and indicated that Eaton's 10% slope requirement is too restrictive. Greg Grinnell requested that the Board review the regulation. Chairman Sullivan noted that the Board utilized a draft ordinance from the State and that unless more residents voice concern, the Board will not pursue a change. Heather McKendry noted that the Town's Road Specifications allow for grades up to 12%.

Selectmen's Report

Joyce Blue gave an update on the Potter Road bridge project and stated that the road is now reopen. Joyce Blue stated that the Board is focusing on budgets and that the Budget Hearing is scheduled for February 3rd at 6 pm.

Conservation Commission Report

Heather McKendry gave an overview of the Commission and noted that focus is on revising the Foss Mountain trail to reduce erosion, possible relocation of the parking area, and updating the third kiosk.

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).

Chairman Sullivan stated that Matt Watson has requested a postponement of this Hearing until next month. ***Joyce Blue made a motion, seconded by John Hedden, to***

recess the Public Hearing until 6:15 pm on February 9, 2022. Motion unanimously carried.

Public Hearing – Subdivision
Michael & Holly Henault

At 6:20 pm, Chairman Sullivan opened the Public Hearing on an application from Michael & Holly Henault for a two-lot subdivision on Youngs Road (R04-028-B). Chairman Sullivan explained the process for the Public Hearing.

All notices had been posted, all fees paid, and abutters notified. No correspondence was received. ***Peter Klose made a motion, seconded by Joyce Blue, to accept the application for consideration. Motion unanimously carried.***

Burke York, representative for the Henaults, explained the proposed subdivision and noted that the brook naturally splits the lot and will, therefore, be the property line. Chairman Sullivan noted that the proposal more than meets the minimum lot size based on existing soil types.

Chairman Sullivan explained that he researched the small wetland area and noted that the guidance is to maintain at least a 100-foot setback for the septic system. Chairman Sullivan stated that he would prefer that the 125-foot setback to the stream be maintained and that the buffer to the smaller wetland area could be reduced. Burke York stated that the opinion of Soil Scientist Greg Howard is that the area on the northern boundary is seasonal drainage and not running water as there is no surface water. Burke York stated that the applicant is seeking a waiver to Eaton's setback requirements and to place the leach field 50-feet from poorly drained soils and 75-feet from the seasonal stream, which meets the State requirements. Stan Dudrick questioned why the Town adopted stricter setback requirements. Chairman Sullivan noted that he is unsure and stated that he would rather the stream be protected. Peter Klose stated that the State describes significant wetlands and feels that both areas are insignificant by the State's standards. Burke York stated that a 50-foot setback must be maintained from the small wet area in order to obtain State septic approval.

Chairman Sullivan opened the Public Hearing to public comment. There was none.

The Board reviewed the waiver which requests relief from Article V, Section C.4.b and c (setbacks to wetlands) as the project satisfies minimum setbacks per NHDES regulations. Burke York explained that the State requires a 75-foot setback. Chairman Sullivan stated that the Town requires a 125-foot setback, and that the applicant would have to seek a Variance from the Zoning Board of Adjustment. Stan Dudrick questioned whether the Planning Board can deem that small wetland area as "insignificant" and approve the waiver. Chairman Sullivan noted that the Planning Board cannot waive Zoning Ordinance requirements. Heather McKendry made a motion, seconded by Joyce Blue, to grant the request to waive the 125-foot setback requirement. Motion failed by unanimous vote.

Joyce Blue made a motion, seconded by Heather McKendry, to recess the Public Hearing until 6:15 pm on February 9, 2022. Motion unanimously carried.

Public Hearing – Subdivision (Continued)

Jeffrey Hertel

At 7:15 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).

It was noted that applicant was not present at the meeting. ***Joyce Blue made a motion, seconded by Peter Klose, to recess this Public Hearing until 6:15 pm on February 9, 2022. Motion unanimously carried.***

Other Business

Robert Malvesta joined the Board to discuss a possible subdivision and to ask for guidance on what will be required for the application. Chairman Sullivan explained the application process and reviewed the requirements for road frontage and minimum lot size. Chairman Sullivan noted that soil testing will be required and that a waiver could be requested if the lot is larger than five acres.

Susan Hay gave an overview of her property and questioned whether setbacks from the wetlands will be an issue. Joyce Blue explained the process for obtaining a Building Permit and noted that all building must adhere to the Zoning Ordinance.

Chairman Sullivan gave an update on the Conservation Cohort public meetings scheduled for February 24th and 26th and indicated that public input is being sought to assist in the development of a conservation plan for Town lands. John Hedden suggested finding a method of encouraging the use of Town roads for recreational use.

Joyce Blue made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:07 pm.

Respectfully submitted,

Lianne Boelzner

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