

**TOWN OF EATON  
PLANNING BOARD  
April 13, 2022**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, April 13, 2022. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Stanley Dudrick, Alternate Thaire Bryant and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:30 pm. Chairman Sullivan appointed Alternate Bryant to act as a regular member for this meeting.

**Preliminary Discussion -- Kittredge**

Bill Kittredge met with the Board regarding a possible subdivision of his property on Thompson Hill Road. Bill Kittredge explained that he received approval for an ADU but would like to enlarge the residence and, therefore, will pursue subdividing a five acre lot. Bill Kittredge questioned whether the entire remaining 90 acres needs to be surveyed or if the Board can waive that requirement. Chairman Sullivan noted that the Board will want to be sure that the lots are buildable and that the remaining 90 acres would not pose concerns. Chairman Sullivan noted that the soils on the five acre lot must be mapped.

**Preliminary Discussion -- Powers**

Jay Hastings met with the Board regarding a possible subdivision of the Powers property on Hatch Hill Road and questioned whether a boundary survey could be conducted on only the parcel being subdivided out and not the remaining 60 acres. Chairman Sullivan noted that soil details will not be required for the entire lot but that soil types will be required for the septic and building areas. Chairman Sullivan noted that the subdivision plan must show the possible driveway location as it must comply with the Steep Slope Ordinance of no more than a 10% slope. Jay Hastings questioned whether a HISS study is required for the entire lot as it will be more than 5 acres. Chairman Sullivan noted that the Town adopted Site Specific Soil Surveying and that based on the soil types shown on the NRI map, it does not appear that soils will be an issue.

**Public Hearing – Land Use Regulation Amendments**

Chairman Sullivan opened the Public Hearing on proposed amendments to the Subdivision, Site Plan Review and Cluster Development Regulations and read the Public Notice.

The Board reviewed and amended the proposed amendments. The Board opened the Hearing to public comment. There being no comments, Chairman Sullivan closed the Public Hearing at 7:25 pm. The Board will post the updated amendments and hold a second Public Hearing on Wednesday, May 11<sup>th</sup>, at 6:45 pm.

## **Review of Minutes**

The Board reviewed and amended the Minutes of March 9, 2022. ***Peter Klose made a motion, seconded by John Hedden, to adopt the Minutes as amended. Motion unanimously carried.***

## **Selectmen's Report**

Ed Reilly noted that the bridge contracts will be addressing a punch list for the Potter Road bridge this spring. Ed Reilly explained that the Selectmen have been focusing on creating a capital project listing with associated costs. Ed Reilly stated that the Board is also working on updating the Town Land Use Ordinance and permit application.

## **Conservation Commission**

Heather McKendry gave an update on the Commission and the focus of ways to protect Town lands. Heather McKendry noted that the Commission is working on possible methods of fund raising and gave an overview of using a QR code.

## **Election of Officers**

***Thaire Bryant nominated Dennis Sullivan as Chair, seconded by Heather McKendry. Motion unanimously carried.*** Dennis Sullivan accepted the nomination.

***Heather McKendry nominated Peter Klose as Vice Chair, seconded by Thaire Bryant. Motion unanimously carried.*** Peter Klose accepted the nomination.

***Ed Reilly made a motion, seconded by Thaire Bryant, to elect those nominated to office. Motion unanimously carried.***

## **By-Laws & Rules of Procedure**

The Board reviewed and amended the current Planning Board By-Laws. Terms of current members are as follows:

Stanley Dudrick – Term expires 2022	Dennis Sullivan – Term expires 2023
Frank Holmes – Term expires 2023	Thaire Bryant – Term expires 2024
Peter Klose – Term expires 2024	Heather McKendry – Term expires 2024
John Hedden – Term expires 2024	Ed Reilly – Term expires 2023

The Board reviewed and amended the current Rules of Procedure.

**Heather McKendry made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried.** The meeting was adjourned at 9:08 pm.

Respectfully submitted,

*Lianne Boelzner*

Lianne Boelzner