

**TOWN OF EATON
PLANNING BOARD
March 9, 2022**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, March 9, 2022. Present were Chairman Dennis Sullivan, Peter Klose, 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 Alternate Bryant to act as a regular member for this meeting.

Zoning Board Chair Steve Larson met with the Board to discuss recent cases and suggested review of the Zoning Ordinance by the Planning Board. Steve Larson explained that the required 125-foot setback for septic systems should be reviewed and possibly revised to agree with the State's 50-foot setback from poorly drained soils. Steve Larson explained that under the Special Exception requirements for a Home Business, the concept of "no external evidence" should be revised to possibly state a minimal amount of evidence or require that any evidence be screened from view. Steve Larson suggested that the Board review the listing of permitted uses in the Residential District. Chairman Sullivan noted that the Board has that item on their agenda for review and revision this year.

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 & Tucker Watson joined the Hearing via Zoom.

Chairman Sullivan explained that Town Counsel reviewed the additional information submitted by the Watsons and advised that the driveway should be grandfathered to the ridge. ***Joyce Blue made a motion, seconded by Peter Klose, that based on Counsel's opinion, to accept the Watsons' driveway as grandfathered from the private road to the top of the ridge. Motion unanimously carried.***

Matt Watson requested that his application for the Steep Slope Development be withdrawn based on the finding of grandfathered rights. ***Stan Dudrick made a motion, seconded by Joyce Blue, to accept the applicant's withdrawal of the application and to close the case. Motion unanimously carried.*** Joyce Blue thanked the Watsons for their patience during the long process of determining the grandfathered status of the driveway.

Review of Minutes

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

Selectmen's Report

Joyce Blue gave an update on the Selectmen's agenda and noted that beginning next month, Ed Reilly will be the Selectmen's Representative to the Planning Board. Joyce Blue explained that the Board will begin holding work sessions to review possible capital projects in an effort to schedule larger projects to maintain a level tax rate.

Conservation Commission

Chairman Sullivan gave an overview of the recent presentations by the Conservation Cohorts and noted that they will begin working on a conservation plan for the Town.

Administration

Chairman Sullivan explained that he has been monitoring the status of SB249 which regulates short-term rentals and noted that if the Bill is adopted by the State, it could invalidate the Town's new regulation.

Burke York joined the Board with final plans for the Henault subdivision. Chairman Sullivan stated that State Subdivision approval has been received by the Town. Chairman Sullivan signed the plans.

It was noted that the Board will be electing officers at the April meeting and that the By-Laws should be reviewed for possible amendments. ***Peter Klose made a motion, seconded by Thaire Bryant, to change the Planning Board meeting time to 6:30 beginning in April. Motion unanimously carried.***

The Board reviewed the proposed Land Use Regulation amendments and scheduled the Public Hearing for the April 13th meeting.

Stan Dudrick gave an overview of the County Broadband Committee and noted that the next meeting is scheduled for March 16th.

The Board reviewed the listing of items to be addressed by the Board with members volunteering to begin work on drafting amendments.

Joyce Blue made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner