

**TOWN OF EATON  
PLANNING BOARD  
June 8, 2022**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, June 8, 2022. Present were Chairman Dennis Sullivan, Peter Klose, Stanley Dudrick, Alternate Thaire Bryant and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:30 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

**Review of Minutes**

The Board reviewed the Minutes of May 11, 2022. ***Stan Dudrick made a motion, seconded by Peter Klose, to adopt the Minutes as written. Motion unanimously carried.***

**Board of Selectmen Report**

Ed Reilly gave an update on Building Permits issued and projects being addressed by the Board.

**By-Laws & Rules of Procedure**

The Board reviewed and amended the proposed Planning Board By-Laws. ***Thaire Bryant made a motion, seconded by Stan Dudrick to adopt the By-Laws as amended. Motion unanimously carried.***

The Board reviewed the proposed Planning Board Rules of Procedure. ***Peter Klose made a motion, seconded by Thaire Bryant to adopt the Rules of Procedure as presented. Motion unanimously carried.***

**Regulation Amendments**

Chairman Sullivan explained that he has been researching the existing leach field setback of 125-feet from wetlands and noted that Board meeting Minutes do not relay the intent of the requirement. Chairman Sullivan stated that he discussed the issue with Matt Howe of Green Mountain Conservation Group, who recommended retaining the 125-foot requirement. Ed Reilly noted that Soil Scientist Greg Howard made a case at the Zoning Board meeting that 75-feet is sufficient. Chairman Sullivan stated that due to the increase in storms that flooding is more likely to occur but that the Ordinance can be amended to permit a lesser setback if the 125-feet is not possible. Chairman Sullivan noted that the setback could be waived for wetlands under a certain size. Peter Klose stated that if the Board pursues this type of amendment, there should be conditions to

test if the septic installation meets the intent of the Ordinance before a waiver is approved.

Chairman Sullivan stated that he also reviewed buffers for building near wetlands, streams and ponds to preserve wildlife. Chairman Sullivan will submit the NHDES model Wetlands Ordinance for the Board's review. Chairman Sullivan suggested adopting a 100-foot buffer for all structures.

Stan Dudrick gave an overview of small and large wind turbine systems and noted that there are sample ordinances to govern renewable energy. Information will be sent to Board members for review prior to next meeting.

Thaire Bryant submitted information on proposed amendments for Home Occupations and Home Businesses for review and discussion at the next meeting.

Peter Klose gave an update on groundwater and surface water protection. Peter Klose noted that the Town does not have a public water system but regulations could be adopted for water supply protection areas.

***Thaire Bryant made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried.*** The meeting was adjourned at 8:35 pm.

Respectfully submitted,

*Lianne Boelzner*

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