

**TOWN OF EATON
PLANNING BOARD
August 10, 2022**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, August 10, 2022. Present were Chairman Dennis Sullivan, Peter Klose, Stanley Dudrick, John Hedden, Alternate Thaire Bryant and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:30 pm.

Chairman Sullivan explained that Heather McKendry has submitted her resignation to the Board effective immediately. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting. Chairman Sullivan gave an overview of on-going discussions with legal counsel regarding when a member should step down from a vote.

Review of Minutes

The Board reviewed and amended the Minutes of July 13, 2022. ***John Hedden made a motion, seconded by Peter Klose, to adopt the Minutes as amended. Motion unanimously carried by roll call vote.***

Chairman Sullivan read the Public Notice and explained the process for Public Hearings.

Public Hearing – Scenic Road (Continued)
Town of Eaton

At 6:45 pm, Chairman Sullivan re-opened the Public Hearing on an application from the Town of Eaton to remove a tree on Foss Mountain Road, a designated Scenic Road pursuant to RSA 231:158.

Ed Reilly explained that the position of the tree at the turn-around causes concern for staff during night winter maintenance. Thaire Bryant questioned the liability for the Town. Ed Reilly noted that he is not sure if the Town or property owner would be liable. Thaire Bryant noted that the Selectmen have the obligation to minimize financial issues for the Town. Stan Dudrick noted that the tree is a possible liability and that the tree should be removed rather than letting it fall and become a safety risk. John Hedden noted that the tree is not scenic and possibly a risk to drivers on the road.

Chairman Sullivan opened the hearing for public comment. There being none, the Hearing was closed. Chairman Sullivan stated that property owner Marnie Cobbs expressed concerns about the road being widened and the turn-around being expanded. Chairman Sullivan noted that he is in agreement that the tree does not have scenic value. ***Stan Dudrick made a motion, seconded by Peter Klose, to approve the request to remove the tree. Motion unanimously carried by roll call vote.***

Public Hearing – Subdivision

Jeffrey Hertel

At 7:03 pm, Chairman Sullivan re-opened the Public Hearing on an application from Jeffrey Hertel for a four-lot subdivision on Brownfield Road (R10-031).

Wes Smith of Horizons Engineering submitted an updated plan and noted that the lot lines have been adjusted to fall in the center of the shared driveways. The Board reviewed the plan and noted compliance with each of the conditions from last month's hearing. Wes Smith noted that a Wetlands Permit from NHDES is being prepared for the shared driveway on lots 1 and 2. Wes Smith submitted a document listing the soil classifications for the Board's review.

Chairman Sullivan noted that there is an old logging road near the northwest corner of the property that should be addressed as it crosses the wetlands. Wes Smith stated that the only access to the four lots are the two designated shared driveways. Chairman Sullivan stated that the old logging road should at least be blocked off so that it cannot be used in the future. Wes Smith noted that approval from NHDOT for the two shared driveways is being sought. Wes Smith explained that the driveway for Lot #4 cuts across the slope so that it will remain below the required grade.

John Hedden questioned the marked area on Lot #1. Wes Smith noted that it is the area affected for the Wetlands Permit and noted that the culvert size is determined by the State during the permit process.

Chairman Sullivan opened the Hearing for public comment. There being none, Chairman Sullivan closed the Public Hearing. Wes Smith suggested continuing the Hearing until next month so that the Board can review the plans.

Peter Klose made a motion, seconded by Thaire Bryant, to continue this Public Hearing to September 14th at 6:45 pm. Motion unanimously carried by roll call vote.

Public Hearing – Site Plan Review

Lorraine Bassett & Kevin Conklin

At 7:36 pm, Chairman Sullivan opened the Public Hearing on an application from Lorraine Bassett & Kevin Conklin for Site Plan Review for a Home Business at 461 Stewart Road (R12-001-H).

All notices had been posted, all fees paid, and abutters notified. Thaire Bryant recused himself due to a conflict of interest as an abutter. **Stan Dudrick made a motion, seconded by John Hedden, to accept the complete application for consideration. Motion unanimously carried by roll call vote.**

Kevin Conklin gave an overview of the proposed home business and noted that he has been granted a Special Exception by the Zoning Board of Adjustment. Kevin Conklin

submitted a letter for the Board's review addressing all conditions to be met for Site Plan Review approval. The Board reviewed a plan showing the proposed parking area.

Chairman Sullivan opened the Hearing for public comment and read a letter from the Murphy's expressing their support for this application. Thaire Bryant stated that he has no objection to the proposed use. There being no further comment, Chairman Sullivan closed the public hearing.

Chairman Sullivan stated that the Site Plan Review regulations require a more detailed map but that all necessary information has been provided. ***John Hedden made a motion, seconded by Stan Dudrick, to waive the requirement for a formal, survey map. Motion unanimously carried by roll call vote.***

John Hedden made a motion, seconded by Peter Klose, to approve the application as presented as all conditions have been met. Motion unanimously carried by roll call vote.

Select Board Report

Ed Reilly gave an update on Building Permits issued and reminded the Board of the Joint Board meeting to be held on September 19th at 6 pm. Ed Reilly noted that the Household Hazardous Waste Collection Day is scheduled at the Conway Transfer Station for September 24th.

Conservation Commission Report

Chairman Sullivan noted that the Commission meeting was postponed until next week and that a new Planning Board representative is needed.

Zoning Board of Adjustment Report

Stan Dudrick gave an overview of the last ZBA meeting and the Public Hearing decisions.

Thaire Bryant made a motion, seconded by Stan Dudrick, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:40 pm.

Respectfully submitted,

Lianne Boelzner

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