

**TOWN OF EATON  
PLANNING BOARD  
September 14, 2022**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, September 14, 2022. Present were Chairman Dennis Sullivan, Peter Klose, Stanley Dudrick, John Hedden and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:33 pm.

Chairman Sullivan explained that three residents have expressed an interest in joining the Planning Board. Kevin Conklin, Judy Wilson and Liam Lombard introduced themselves to the Board.

**Review of Minutes**

The Board reviewed the Minutes of August 10, 2022. ***Stan Dudrick made a motion, seconded by Peter Klose, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

**Select Board Report**

Ed Reilly gave an update on Building Permits and the status of the short-term rental properties. Ed Reilly noted that the Board should review the requirements for the Findings of Fact and create a work sheet to be used for Public Hearings.

**Public Hearing – Subdivision (Continued)**

**Jeffrey Hertel**

At 6:48 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 noted that the plans have not yet been stamped by the soil scientist and submitted updated plans. Wes Smith also submitted copies of plans to be submitted with the wetland application to the State. Wes Smith explained that the 4K area on Lot 1 is now out of the setbacks and that a note has been added that there shall be no other access to the sites other than those approved by the Planning Board. Wes Smith noted that NHDOT driveway approval has not yet been received and that the sample driveway easement language is being worked on.

Ed Reilly questioned the size of the culvert for the shared driveway to Lots #1 and #2. Wes Smith noted that the proposal is for an 18" RPC culvert, which is proposed in the wetlands permit application. Chairman Sullivan questioned the access to the four lots. Wes Smith noted that the old logging road will be blocked off and that the shared

driveways are on the boundary lines of each property. Wes Smith stated that notes regarding the steep slopes for driveway construction have been added to the plan.

Peter Klose questioned whether the State will require any mitigation on the 1400 square feet of disturbed wetlands. Wes Smith indicated that the permit fee covers a penalty for the impact area and no mitigation is required because it is under 3000 square feet.

Chairman Sullivan opened the Public Hearing for public comment. Judy Wilson questioned the plan for utilities. Wes Smith noted that there is no requirement for underground utilities and that the plan is up to the new owner. There being no further comment, Chairman Sullivan closed the Public Hearing.

Stan Dudrick noted that a conditional approval would have a list of conditions. Chairman Sullivan noted that the plans cannot be signed until all conditions have been fully met and if there are any changes, the Board would have to reconvene the Hearing.

Conditions for approval:

1. Plan to be stamped and signed by Certified Soil Scientist.
2. NHDES Wetlands Permit approval with Permit # shown on the plan.
3. NHDOT Driveway permit approval with Permit # shown on the plan.
4. Payment of all Yield Taxes.
5. Submission of proposed shared driveway language for the deeds.
6. Plan to show "monument set" rather than "rebar to be set".

***Stan Dudrick made a motion, seconded by Peter Klose, to Conditionally Approve this Subdivision application (see 6 conditions above) and to authorize the Chair to sign the plan out of session once all six conditions have been met. Motion unanimously carried by roll call vote.***

### **Conservation Commission Report**

Chairman Sullivan gave an update on the Commission and their current projects. Chairman Sullivan noted that the Conservation Cohorts will be holding a presentation on waters in Eaton.

### **Zoning Board of Adjustment Report**

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

### **Administrative**

The Board of Selectmen held a Public Hearing on the Planning and Zoning Board application fees and have raised the fees to cover all applicable costs.

## **Land Use Regulation Amendments**

The Board received a proposed amendment regarding Home Occupations and Home Businesses. The Board will review the materials for discussion at their next meeting.

John Hedden explained that he will work on the permitted uses in each District and submit information for the next meeting.

Chairman Sullivan noted that he has a draft Wetlands Ordinance from NHDES which would create a buffer zone around the wetlands to reduce building to be reviewed by the Board at the next meeting.

***Peter Klose made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried by roll call vote.*** The meeting was adjourned at 9:05 pm.

Respectfully submitted,

*Lianne Boelzner*

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