

**TOWN OF EATON
PLANNING BOARD
November 2, 2022**

The Planning Board held a work session at the Eaton Town Hall on Wednesday, November 2, 2022. Present were Chairman Dennis Sullivan, Stanley Dudrick, Peter Klose, Judy Wilson, Kevin Conklin, Alternate Thaire Bryant and Selectmen's Representative Ed Reilly. The meeting was called to order at 1:00 pm.

The Board reviewed the following proposed housekeeping amendments to the Zoning Ordinance:

1. Zoning Article IV, Section M. Lot

Remove the first sentence. It is redundant to the definition in Article XIV.

2. Zoning Article IV, Section N. Structure

Move event tents from first paragraph to third paragraph, i.e. no permit required, but time limits, setback requirements, and not on current use land. The Board agreed to allow event tents for 15 consecutive days per calendar year and that any platform for the tent requires a permit.

In second paragraph change "are not considered structures" to "do not require a building permit" (Structures are defined in Article XIV). The Board also agreed to add "deck" to the list of included structures requiring a permit.

3. Zoning Article V, Section D.3(a)

Change "The owner(s), or their notarized agent, if any proposed commercial .. to "The owner(s), or their notarized agent, **of** any proposed commercial... In last sentence strike "permanent or grandfathered" and "also" so it will read: "Any change in a commercial or industrial use shall require Site Plan Review by the Planning Board."

4. Zoning Article VI, Section 2

In third line change ". ..within one (1) year shall . .." to ..within two (2) years shall.. to bring it into conformance with RSA 674:28:III.

5. Zoning Article X

Language will be developed to state that appeals are to be filed within 30 days to the Zoning Board of Adjustment.

6. Zoning Article V, Sections A.3(a) and B.3(a)

(a) If the Special Exception is for Transient Occupancy/Short-Term Rental, the property shall be owner occupied **during the entire time of rental.**

7. Zoning Article IV, Section U. Duplex

9. All Duplex unit may be used for Transient Occupancy/Short-Term Rental only by Special Exception.

The Board then reviewed and revised the proposed Home Occupation amendment:

The purpose in allowing Home Occupations in the Rural Residential District of the Town of Eaton is to enhance economic opportunities for residents without significantly detracting from the quality of neighborhoods.

Definition: Home Occupation--The accessory use of a residential property, of a business or commercial nature, engaged in by the person(s) residing on that property. The use must be incidental to the residential use of the dwelling unit.

- 1) The Home Occupation must be an accessory use to the residential use of the property as a dwelling.
- 2) The operator of the Home Occupation must be a resident of the dwelling.
- 3) A maximum of one (1) employee may be a non-resident of the dwelling.
- 4) The Home Occupation will be carried on only within the principal or accessory building and there will be no commercial interruption of the residential character of the neighborhood.
- 5) Only one sign is allowed, and it will be no larger than 4 sq. feet.
- 6) The Home Occupation will not create, outside the building, any external evidence other than the permitted sign or business vehicle.
- 7) Any materials or equipment related to the Home Occupation will not be visible from the street or the abutting properties. The use of fencing, shrubbery and hedges is encouraged.
- 8) There will be no activity that is detrimental to the residential nature of the area nor any emission of light, noise, odor, dust, fumes, vibration or smoke beyond the property.
- 9) Septic system design/capacity for Home Occupations that utilize significant additional water or wastewater volumes, such as hair salons and catering services, will be verified in writing by a licensed New Hampshire septic designer or professional engineer.
- 10) No more than 25% of the floor area of the dwelling or accessory dwelling unit, up to a maximum of 600 sq. ft. will be used for the Home Occupation.
- 11) A Home Occupation will have no impact detectable beyond the property boundaries. There will be no increase in traffic or types of traffic that will be

detrimental to the residential nature of the area nor any on-street parking or outside activity or visible storage of any kind.

- 12) Permitted uses include, but are not limited to: home offices for lawyers, accountants, architects, dressmakers, barbers and hairdressers (1 chair), tutoring, counseling, baking or food production (not restaurants), child care (maximum 3 children), artists and craftsmen, self-employed tradesmen, repairmen or contractors.
- 13) Uses not permitted include, but are not limited to, car or truck repair, event venues, real estate agencies, or any business that has an adverse effect on other residential properties. Anything primarily of a retail or industrial use is not considered a Home Occupation.
- 14) Garage, yard or barn sales, garden produce sales or similar **temporary** activities are not considered a Home Occupation and are allowed.
- 15) All Home Occupations must adhere to all pertinent State regulations.

Peter Klose made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 3:38 pm.

Respectfully submitted,

Lianne Boelzner

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