

**TOWN OF EATON
PLANNING BOARD
January 8, 2020**

The Planning Board held their regular meeting on Wednesday, January 8, 2020. Present were Chairman Dennis Sullivan, Stanley Dudrick, Heather McKendry, Alternate Thaire Bryant and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:03 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of December 11, 2019. ***Thaire Bryant made a motion, seconded by Heather McKendry, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Ed Reilly gave an update on the ambulance contract meetings and indicated that the Board has almost completed the proposed 2020 budget. Ed Reilly explained that NHDOT was tasked with removing dead trees on Route 153 and gave an overview of the trees in the Grove that were removed.

Zoning Board of Adjustment

Heather McKendry gave an overview of the Public Hearing held by the Zoning Board of Adjustment.

Public Hearing

Chairman Sullivan called the Public Hearing on proposed Zoning Ordinance amendments to order at 6:24 pm and read the Public Notice.

During review of the proposed amendments, it was noted that Steep Slope delineation maps will not be available before Town Meeting. Therefore, the Board removed reference to the map.

There being no public comment, Chairman Sullivan closed the Public Hearing at 6:43 pm.

Ed Reilly made a motion, seconded by Stanley Dudrick, to place the two proposed Zoning Ordinance amendments on the Town Warrant. Motion unanimously carried.

Administrative

It was noted that due to the Town Meeting schedule, the March Planning Board meeting will be held on Wednesday, March 18th at 6 pm.

Ed Reilly made a motion, seconded by Stanley Dudrick, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 6:55 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
June 10, 2020**

The Planning Board held their regular meeting on Wednesday, June 10, 2020 via Zoom in accordance with Emergency Order #12 pursuant to Executive Order 2020-04. Present were Chairman Dennis Sullivan, Stanley Dudrick, Heather McKendry, Peter Klose, Alternate Thaire Bryant and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:05 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of January 8, 2020. ***Ed Reilly made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Ed Reilly gave an update on the Building Permits issued and noted that two have been issued for single-family residences. Ed Reilly explained that one permit was issued for property on Cove Road and that it is grandfathered and, thereby, is not subject to the newly-adopted Steep Slope Ordinance.

Ed Reilly stated that the Board has been working with NHDOT regarding the sharp corner on Route 153 and that NHDOT will be proceeding with a temporary 4-way stop. Ed Reilly noted that a meeting will be held in early fall to review the effectiveness of the stops before moving to make the changes permanent.

Ed Reilly gave an overview of the changes to the Beach Regulations to comply with the State's requirements relative to COVID-19. Ed Reilly stated that a letter from Moderator Thaire Bryant has been sent to all taxpayers regarding the upcoming elections and encourages voters to vote by absentee ballot.

Conservation Commission

Dennis Sullivan stated that the Conservation Commission is working on Foss Mountain where the rocks were popped, the burn on Foss Mountain with the Forest Service, and the blueberry contract with Ryan Bushnell.

Administrative

Dennis Sullivan gave an overview of the Canavari project on Cove Road and explained that the lot is grandfathered for five years and therefore, not subject to the Steep Slope

Ordinance. The Board will review the NH State Statute to prepare a possible amendment to the Subdivision and Site Plan Review regulations regarding substantial completion.

Dennis Sullivan explained that UNH no longer offers mapping services and that perhaps the Planning Board can hire someone to create maps for the Steep Slope Ordinance.

Regulations

The Board will begin working on a Ridgeline Ordinance at their next meeting.

The Board will review Chapter 2 of the Master Plan at the July meeting for possible updates.

Thaire Bryant made a motion, seconded by Ed Reilly, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 6:51 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
July 8, 2020**

The Planning Board held their regular meeting on Wednesday, July 8, 2020 via Zoom in accordance with Emergency Order #14 pursuant to Executive Order 2020-04. Present were Chairman Dennis Sullivan, Stanley Dudrick, Heather McKendry, Peter Klose, Alternate Thaire Bryant and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

As Chair of the Planning Board, Dennis Sullivan found that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #14 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

There is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, Chairman Sullivan confirmed public access to the meeting via Zoom for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and participate in this meeting by clicking on the following website address <https://us02web.zoom.us/j/9569071146>.

Notice was given to the public of the necessary information for accessing the meeting. Instructions have also been provided on the Town website at eatonnh.org. If anyone has a problem accessing the scheduled Planning Board Meeting, please call 603-447-2840. In the event that the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Dennis Sullivan started the meeting by taking roll call attendance: Dennis Sullivan (no one else in the room), Stanley Dudrick (no one else in the room), Heather McKendry (no one else in the room), Peter Klose (no one else in the room), Thaire Bryant (no one else in the room) and Ed Reilly (no one else in the room). Dennis Sullivan noted that all votes taken during this meeting will be done by roll call vote.

Review of Minutes

The Board reviewed and amended the Minutes of June 10, 2020. ***Ed Reilly made a motion, seconded by Peter Klose, to accept the Minutes as amended. Motion unanimously carried by roll call vote.***

Selectmen's Report

Ed Reilly gave an update regarding the temporary 4-way stop at the sharp corner on Route 153 and noted that a meeting will be held in late summer to review the effectiveness of the stops before moving to make the changes permanent.

Ed Reilly stated that the Selectmen had received complaints regarding a property on Conway Lake. Ed Reilly explained that the Selectmen conducted a site visit and found no violations of the Shoreland Permit issued for the property.

Ed Reilly stated that the Selectmen are working on replacement of the floor at Town Hall, the possibility of raising funds at Town Meeting for digital speed signs and funding methods for the upcoming road projects. Ed Reilly gave an update on Building Permits issued and noted that two permits have been issued for single family residences.

Ed Reilly explained that the Selectmen have been working with Moderator Bryant regarding the upcoming elections. Thaire Bryant stated that the State has been working on ways for Towns to hold safe elections and that voters are being encouraged to vote by absentee ballot.

Regulations

Dennis Sullivan explained that the Ridgeline Ordinance is a method to preserve the view shed; therefore, the Board should review and update Chapter 2 (Quality of Life) of the Master Plan before working on the new ordinance.

The Board began reviewing and amending Chapter 2 of the Master Plan.

The meeting was adjourned at 6:45 pm due to weather conditions which eliminated access to the meeting by members and the public.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
August 12, 2020**

The Planning Board held their regular meeting on Wednesday, August 12, 2020 via Zoom in accordance with Emergency Order #16 pursuant to Executive Order 2020-04. Present were Chairman Dennis Sullivan, Stanley Dudrick, Heather McKendry, Peter Klose and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:01 pm.

As Chair of the Planning Board, Dennis Sullivan found that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #16 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

There is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, Chairman Sullivan confirmed public access to the meeting via Zoom for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and participate in this meeting by clicking on the following website address <https://us02web.zoom.us/j/9569071146>.

Notice was given to the public of the necessary information for accessing the meeting. Instructions have also been provided on the Town website at eatonnh.org. If anyone has a problem accessing the scheduled Planning Board meeting, please call 603-447-2840. In the event that the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Dennis Sullivan started the meeting by taking roll call attendance: Dennis Sullivan (no one else in the room), Stanley Dudrick (no one else in the room), Heather McKendry (no one else in the room), Peter Klose (no one else in the room) and Ed Reilly (no one else in the room). Dennis Sullivan noted that all votes taken during this meeting will be done by roll call vote.

Review of Minutes

The Board reviewed and amended the Minutes of July 8, 2020. ***Ed Reilly made a motion, seconded by Peter Klose, to accept the Minutes as amended. Motion unanimously carried by roll call vote.***

Selectmen's Report

Ed Reilly gave an update on the proposed road projects and noted that in order to bond the project, an annual audit would be required. Ed Reilly stated that the Board put out a Request for Proposal for audit services and the Board is currently reviewing the proposals.

Ed Reilly gave an update on Building Permits and explained that a property owner on Woodland Acres Road has requested a permit for a tent platform, hot tub and outhouse. Ed Reilly explained that the permit is still under review as there are items the property owner must take care of prior to issuance of a permit.

Ed Reilly stated that the Selectmen are working on a Town Land Use Ordinance and that it should be finalized and adopted at their next meeting. Ed Reilly explained that the private section of Crystal Lake Road has been upgraded and that final inspection and approvals should take place next month.

Conservation Commission Report

Heather McKendry gave an update on the Commission's on-going projects and the upcoming timber sale.

Heather McKendry stated that the Commission questioned why the Steep Slope Ordinance did not immediately apply to properties on Conway Lake. Dennis Sullivan explained that NH Statute grandfathered lots against Town Ordinance adoptions for five years after Subdivision and Site Plan approvals. Heather McKendry questioned how to address this issue in the future. Dennis Sullivan noted that the Subdivision and Site Plan Regulations can be amended to adopt language regarding substantial completion of a project.

Administrative

Dennis Sullivan gave an update on producing steep slope maps through Granitview and noted that for the October meeting, a map will be produced with the Town's tax map overlaid on the slope map. Dennis Sullivan stated that if the map is acceptable, the Zoning Ordinance can be amended for Town Meeting approval.

Master Plan/Regulations

Peter Klose stated that Chapter 2 of the Master Plan should be reviewed by one or two people to put together suggested revisions for the Board's review. It was noted that Peter Klose and Stan Dudrick will work on the revisions for the next meeting.

Dennis Sullivan noted that the Goals which address ridgelines should be reviewed. Peter Klose suggested that a Goal be specific to ridgelines to specifically address the concerns and then objectives to address those concerns. The Board discussed the intent of a proposed Ridgeline Ordinance which is to protect view sheds, minimize impact of building in the view sheds and to limit building below the ridgeline for aesthetics. Peter Klose suggested sending out another survey to residents which focuses on ridgelines to get more specific input. Dennis Sullivan suggested drafting a questionnaire to go out with the November tax bills so that the Planning Board can begin work on an Ordinance during the winter.

Heather McKendry stated that she has been asked to raise the subject of rezoning Snowville and to revisit the minimum dwelling unit size to accommodate tiny houses. It was noted that these two items will be added to the Board's "To Do" list.

Stan Dudrick made a motion, seconded by Ed Reilly, to adjourn the meeting. Motion carried by unanimous roll call vote. The meeting was adjourned at 7:10 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
September 9, 2020**

The Planning Board held their regular meeting on Wednesday, September 9, 2020 via Zoom in accordance with Emergency Order #17 pursuant to Executive Order 2020-04. Present were Chairman Dennis Sullivan, Stanley Dudrick, Heather McKendry, Peter Klose and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:01 pm.

As Chair of the Planning Board, Dennis Sullivan found that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #17 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

There is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, Chairman Sullivan confirmed public access to the meeting via Zoom for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and participate in this meeting by clicking on the following website address <https://us02web.zoom.us/j/9569071146>.

Notice was given to the public of the necessary information for accessing the meeting. Instructions have also been provided on the Town website at eatonnh.org. If anyone has a problem accessing the scheduled Planning Board meeting, please call 603-447-2840. In the event that the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Dennis Sullivan started the meeting by taking roll call attendance: Dennis Sullivan (no one else in the room), Stanley Dudrick (no one else in the room), Heather McKendry (no one else in the room), Peter Klose (no one else in the room) and Ed Reilly (no one else in the room). Dennis Sullivan noted that all votes taken during this meeting will be done by roll call vote.

Review of Minutes

The Board reviewed and amended the Minutes of August 12, 2020. ***Peter Klose made a motion, seconded by Stanley Dudrick, to accept the Minutes as amended. Motion unanimously carried by roll call vote.***

Administrative

The Board discussed a recently recorded land lease agreement for a possible telecommunications tower. It was noted that a tower would require Site Plan Review.

The Board discussed the current Zoning Ordinance as it relates to signs. The NH Municipal Association legal department reviewed the Ordinance and have suggested amending the Ordinance.

Selectmen's Report

Ed Reilly reported that Stewart and Bull Pasture Roads have been skim-coated to smooth them out for winter maintenance and noted that the Board is still discussing the feasibility of reverting Bull Pasture Road to gravel. Ed Reilly explained that the Selectmen are still reviewing proposals for an audit and are meeting with representatives of two audit firms.

Ed Reilly stated that Matt Watson has submitted a Building Permit application for property on Woodland Acres Road and noted that the driveway will be subject to the Steep Slope Ordinance. Dennis Sullivan stated that he has mapped the property on Granitview and that the slope is approximately 40%. Peter Klose questioned if it would make sense to construct a diagonal driveway to reduce that slope. Dennis Sullivan noted that the issue will be runoff from the driveway and that Matt Watson will be submitting an application to the Planning Board.

Ridgeline Zoning

Peter Klose stated that a lot of information was obtained when the Board sent out the questionnaire on steep slopes and ridgelines. Peter Klose suggested creating a guideline rather than an Ordinance. Dennis Sullivan noted that guidelines would not be enforceable. Heather McKendry noted that the regulation could be minimal in order to protect the rural nature of Town. Stan Dudrick stated that property owners do not want limitations when they are paying for a view and noted that the purpose of the Ordinance must be to protect abutters and the environment.

Dennis Sullivan stated that a list of viewsheds must be created in order to map the areas affected by Ridgeline Zoning. Peter Klose noted that the Town of Bartlett uses an overlay map and restricts development over 800 feet in elevation. Dennis Sullivan noted that it would be difficult to utilize one specific elevation in Eaton. Heather McKendry stated that line of sight should be used rather than elevation.

Dennis Sullivan stated that the intent is to protect the line of sight so the Board will need to define what is being protected and what limitations there would be within those areas. Stan Dudrick suggested no buildings above the height of trees and questioned the use of blue sky rules. Peter Klose and Stan Dudrick will draft up a Ridgeline Ordinance for the Board's review at next meeting.

Heather McKendry made a motion, seconded by Ed Reilly, to adjourn the meeting. Motion carried by unanimous roll call vote. The meeting was adjourned at 7:18 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
October 14, 2020**

The Planning Board held their regular meeting on Wednesday, October 14, 2020 at the Eaton Town Hall and via Zoom in accordance with Emergency Order #20 pursuant to Executive Order 2020-04. Present at Town Hall were Chairman Dennis Sullivan, Heather McKendry and Peter Klose; present via Zoom were Stanley Dudrick and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:00 pm.

As Chair of the Planning Board, Dennis Sullivan found that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #20 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically. In accordance with the Emergency Order, Chairman Sullivan confirmed public access to the meeting via Zoom for this meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and participate in this meeting by clicking on the following website address <https://us02web.zoom.us/j/9569071146>.

Notice was given to the public of the necessary information for accessing the meeting. Instructions have also been provided on the Town website at eatonnh.org. If anyone has a problem accessing the scheduled Planning Board meeting, please call 603-447-2840. In the event that the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Dennis Sullivan started the meeting by taking roll call attendance: Dennis Sullivan Heather McKendry, Peter Klose, Stanley Dudrick (no one else in the room) and Ed Reilly (no one else in the room). Dennis Sullivan noted that all votes taken during this meeting will be done by roll call vote.

Public Hearing – Steep Slope Development
Matthew & Tucker Watson

At 6:04 pm, Chairman Sullivan 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).

All notices had been posted, all fees paid and abutters notified. No correspondence was received. Chairman Sullivan explained that the regulation requires engineering plans but the applicant has filed a waiver of that requirement. ***Heather McKendry made a motion, seconded by Stanley Dudrick, to accept the application for consideration as a waiver has been submitted in place of a required plan. Motion unanimously carried by roll call vote.***

Matthew Watson explained that a plan has been submitted showing the driveway that was started approximately 2-1/2 years ago and that the driveway is following an old logging road. Matthew Watson gave an overview of the submitted packet of information,

including a perk test plan by the former property owner. Matthew Watson stated that the plan is to go up the slope partway and to construct a parking area at the "520" mark on the plan.

The Board reviewed a new submitted plan showing a revised driveway location with culverts. Matthew Watson explained that the run off would be directed to areas and that stones would be used to act in a similar way as a French drain. Matthew Watson noted that water bars will be used to keep water on the property and off Woodland Acres Road. Matthew Watson stated that trees will be laid across the walkway to keep water from running off the site.

Ed Reilly stated that there has been run off near the large bolder on the embankment. Matthew Watson explained that the plan is to line 8 to 10 boulders in that location and then plant grass and fast-growing trees. Ed Reilly questioned what proposed methods are to be used to make sure there is no run off. Matthew Watson stated that the boulders are to make sure there is no erosion and that by changing the driveway design to a more gradual slope, using 20-inch culverts and gravel pack on the driveway, they will make sure there is no run off. Ed Reilly questioned whether the 2:1 ratio will be accomplished and Matthew Watson stated that they are planning for that ratio.

Chairman Sullivan questioned the proposed method of moving water from the driveway. Matthew Watson stated that they are proposing a culvert at the corner of the switchback that drained into an area lined with stone. Heather McKendry asked whether he is building the driveway and if he has done this type of work before. Matthew Watson stated that he has been working on this driveway for 2-1/2 years.

Chairman Sullivan stated that the first part of the driveway is not steep but that the second half of the driveway is greater than 10% slope, which is why the alternate plan has been submitted.

Chairman Sullivan opened the Public Hearing for public comment. There being no one present, the public comment period was closed.

Chairman Sullivan explained that the proposal has been reviewed by the Conservation Commission, as required within the Ordinance, and offered the following comments: 1. The section of driveway that is greater than 10% slope is highly erosional; 2. Steep gravel driveways require repairs so the owner should be aware of the possible costs; 3. There are steep slopes of 30% to 50% in some areas so they believe that there should be an engineering plan prior to any approvals; 4. In reviewing the topography map, there is no drainage between the flat area and the steep slopes, which may be a wet area all the time and that confirmation by a soil science engineer may be applicable.

Matthew Watson stated that the lower flat section has never been wet and noted that it is Lyman Berkshire soils. Matthew Watson explained that Wendy Scribner from the Carroll County Soil Conservation District has walked the property and that the only water on the property is the vernal pool on the higher section of the property. Matthew Watson stated that the current 30% to 50% sloped road is slated to become more useable with a lower slope and that the only obvious erosion is around the boulder.

Chairman Sullivan explained that the logging road should have had water bars, and noted that a logging road is for a one-time use whereas a driveway is for continued use. Matthew Watson stated that engineering plans are expensive and that he has been educating himself on the land to construct the safest driveway possible. Matthew Watson stated that with an approved waiver and any conditions the Planning Board may impose, he will be constructing the driveway and that any concerns can be addressed during site visits. Matthew Watson stated that the driveway would not be used until approved by the Board and mitigation has been discussed with the Conservation Commission. Chairman Sullivan stated that an engineering plan would show whether the proposed plan for the driveway would work rather than "hoping" it will work. Stanley Dudrick stated that the plan is well thought out but the Planning Board must enforce the regulations equally.

Chairman Sullivan closed the Public Hearing and asked for Board deliberation. Heather McKendry stated that the slope is very steep, which is why an engineering plan is beneficial. Peter Klose stated that a plan would address the run off and erosion. Chairman Sullivan noted that there is erosion in the area of the boulder and that there will be increased erosion as earth is moved in that area. Chairman Sullivan stated that the current proposal includes retaining walls, which can lead to drainage and pressure issues. Chairman Sullivan noted that an option is to locate the parking area on the flat section and to construct a walking trail up the remaining 40 feet.

Chairman Sullivan reviewed the four performance standard conditions and stated that, in his opinion, a grading plan should be required and not waived. Heather McKendry stated that the submitted plan and intentions are great but wants to make sure there are no issues. Peter Klose stated that a grading plan is necessary. Matthew Watson stated that the plan he submitted is close to the original plan submitted by a licensed engineer years ago and that he is not willing to put the cost into an engineer. Matthew Watson explained that he used the Thorne Survey plan for information when he walked the property with specialists in order to develop the current plan. Heather McKendry noted that the Steep Slope Ordinance was not in place when the original proposal was submitted by Thorne Surveys.

Chairman Sullivan stated that the yurt can be permitted and built as the issue is with the driveway only. Matthew Watson stated that the driveway work was started prior to adoption of the Ordinance so it should be grandfathered. Chairman Sullivan stated that the work prior to adoption of the Ordinance can remain but everything done now must adhere to the Ordinance. Ed Reilly suggested contacting an engineer to determine what existing information is useable and the cost to prepare a grading plan. Chairman Sullivan noted that the Public Hearing can be continued while information is obtained.

Matthew Watson stated that he is in the area to work on the driveway this week and that he will lose his deposit on equipment if he cannot move forward. Chairman Sullivan explained that the intent of the Ordinance is to minimize erosion and that the Board cannot predict what will happen without a proper plan.

Matthew Watson questioned whether he can work on the driveway up to the 10% slope area and then use equipment to transport building materials up the hill. Chairman Sullivan stated that using equipment to transport materials is acceptable because it is a

temporary access. Chairman Sullivan noted that the lower section does not fall under the Ordinance so work can proceed. Ed Reilly questioned whether there will be any negative impact or runoff if he works in that flat area. Chairman Sullivan stated that work can be done in the flat area but no cuts or work can occur in the steep slope area (begins at 506' area on the submitted plan) and that the existing logging road can be used to haul materials up the hill. Peter Klose stated that a grading plan by a NH licensed engineer is necessary to make sure there are no issues. Chairman Sullivan stated that the Ordinance requires an engineering plan prepared by a professional engineer and/or Certified Professional in Erosion and Sediment Control that shows specific methods that will be used to control soil erosion and sedimentation, soil loss and excessive storm water runoff, both during and after construction.

Peter Klose made a motion, seconded by Heather McKendry to recess this Public Hearing until 6 pm on November 11th, in anticipation of the applicant submitted a grading plan prepared by a licensed engineer showing draining and methods to be used to control soil erosion and sedimentation and soil loss. Motion unanimously carried by roll call vote.

Selectmen's Report

Ed Reilly explained that a property owner has requested information on placement of a wind turbine. The Board reviewed the regulations and determined that the turbine must adhere to the height limit and setbacks, not cause noise disturbance and that a Building Permit is required.

Administrative

Dennis Sullivan stated that he has reviewed the Zoning Ordinance relating to signs and noted that the Board needs to amend the Ordinance. It was noted that a draft revision will be reviewed next month.

Peter Klose made a motion, seconded by Heather McKendry, to adjourn the meeting. Motion carried by unanimous roll call vote. The meeting was adjourned at 8:55 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
November 11, 2020**

The Planning Board held their regular meeting on Wednesday, November 11, 2020 at the Eaton Town Hall and via Zoom in accordance with Emergency Order #21. Present at Town Hall were Chairman Dennis Sullivan, Heather McKendry, Peter Klose and Alternate Thaire Bryant; present via Zoom were Stanley Dudrick and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for the meeting.

As Chair of the Planning Board, Dennis Sullivan found that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #21 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically. In accordance with the Emergency Order, Chairman Sullivan confirmed public access to the meeting via Zoom for this meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and participate in this meeting by clicking on the following website address <https://us02web.zoom.us/j/9569071146>.

Notice was given to the public of the necessary information for accessing the meeting. Instructions have also been provided on the Town website at eatonnh.org. If anyone has a problem accessing the scheduled Planning Board meeting, please call 603-447-2840. In the event that the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Dennis Sullivan started the meeting by taking roll call attendance: Dennis Sullivan Heather McKendry, Peter Klose, Stanley Dudrick (no one else in the room) and Ed Reilly (no one else in the room). Dennis Sullivan noted that all votes taken during this meeting will be done by roll call vote.

Public Hearing – Steep Slope Development (Continued)
Matthew & Tucker Watson

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). Chairman Sullivan read an email from Matthew Watson requesting that the application be continued until the March meeting. ***Heather McKendry made a motion, seconded by Thaire Bryant to recess this Public Hearing until 6 pm on March 10, 2021. Motion unanimously carried by roll call vote.***

Review of Minutes

The Board reviewed and amended the Minutes of September 9, 2020 and reviewed the Minutes of October 14, 2020 with no amendments. ***Peter Klose made a motion, seconded by Heather McKendry, to accept the Minutes of September 9, 2020 as***

amended and the Minutes of October 14, 2020 as written. Motion unanimously carried by roll call vote.

Selectmen's Report

Ed Reilly gave an update on the Selectmen's activity and noted that there is an auction of tax-deeded properties on Saturday.

Conservation Commission

Heather McKendry gave an update on the Commission and on-going projects and explained that the Commission will be holding a work session in December to discuss use of Foss Mountain.

Regulations

Chairman Sullivan explained that after researching RSA 674 as it relates to Substantial Completion or Substantial Development to address grandfathering, it cannot be reduced from five years and recommends no changes to the Eaton Site Plan regulations.

The Board reviewed and amended the draft amendment to the Zoning Ordinance as it relates to signs. Stan Dudrick questioned whether the number of signs will be limited and Chairman Sullivan noted that small signs do not need to be limited. Heather McKendry questioned setbacks and noted that a sign cannot impede the line of sight but should be permitted closer than 60 feet from the centerline of the road. After further discussion the Board included a setback of 10 feet from the centerline of the road and noted that the definition of setbacks must be updated. The Board discussed lighting and amended the proposal to include no interior-lit signs and to require the shielding of lights.

The Board reviewed a Steep Slope map and Chairman Sullivan noted that he will obtain a larger format map which includes an overlay of property boundaries. The Board agreed that the Zoning Ordinance should be amended to include a map reference. It was also noted that Performance Standards needs to be amended to strike the reference to subdivisions.

The Board reviewed and amended the draft Ridgeline Ordinance. Chairman Sullivan noted that elevations differ throughout Town so one level cannot be used as a baseline. The Board will update and work on the Ordinance at their next meeting.

Heather McKendry made a motion, seconded by Peter Klose, to adjourn the meeting. Motion carried by unanimous roll call vote. The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
December 9, 2020**

The Planning Board held their regular meeting on Wednesday, December 9, 2020 via Zoom in accordance with Emergency Order #23. Present were Chairman Dennis Sullivan, Heather McKendry, Stanley Dudrick, Peter Klose, Alternate Thaire Bryant and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for the meeting.

As Chair of the Planning Board, Dennis Sullivan found that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #23 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically. In accordance with the Emergency Order, Chairman Sullivan confirmed public access to the meeting via Zoom for this meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and participate in this meeting by clicking on the following website address <https://us02web.zoom.us/j/9569071146>.

Notice was given to the public of the necessary information for accessing the meeting. Instructions have also been provided on the Town website at eatonnh.org. If anyone has a problem accessing the scheduled Planning Board meeting, please call 603-447-2840. In the event that the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Dennis Sullivan started the meeting by taking roll call attendance. Dennis Sullivan noted that all votes taken during this meeting will be done by roll call vote.

Review of Minutes

The Board reviewed and amended the Minutes of November 11, 2020. ***Heather McKendry made a motion, seconded by Ed Reilly, to accept the Minutes as amended. Motion unanimously carried by roll call vote.***

Selectmen's Report

Ed Reilly gave an update on the Selectmen's activity and noted that the Selectmen have contracted with Roberts & Greene for a professional audit of the Town. Ed Reilly explained that the Board has been in contact with NHDES regarding specific septic designs and noted that the Board is discussing the possibility of becoming a prior approval Town. Ed Reilly gave an update on the Broadband Committee and noted that there will be Articles on the Warrant addressing Communication Districts.

Ed Reilly explained that the Selectmen are requesting that the Planning Board amend the sign ordinance to address the issue of flags and that keeping the limit of three signs per property is necessary.

Conservation Commission

Heather McKendry gave an update on the Commission and on-going projects and explained that the Commission will be holding a work session in December to discuss use of Foss Mountain.

Regulations

The Board reviewed and amended the proposed amendment to Article IV, Section T regarding signs. ***Peter Klose made a motion, seconded by Stan Dudrick, to send this amendment to Public Hearing on January 13, 2021. Motion carried by unanimous roll call vote.***

The Board reviewed and amended the proposed amendment to Article IV, Section N regarding structures. ***Peter Klose made a motion, seconded by Stan Dudrick, to send this amendment to Public Hearing on January 13, 2021. Motion carried by unanimous roll call vote.***

The Board reviewed and amended the proposed amendment to Article V, Section E regarding Steep Slope Protection. ***Peter Klose made a motion, seconded by Stan Dudrick, to send this amendment to Public Hearing on January 13, 2021. Motion carried by unanimous roll call vote.***

The Board reviewed and amended the proposed amendment to Article II, Section A regarding Districts and Overlay Zones. ***Thaire Bryant made a motion, seconded by Stan Dudrick, to send this amendment to Public Hearing on January 13, 2021. Motion carried by unanimous roll call vote.***

The Board reviewed and amended the proposed amendment to Article II, Section B regarding Zoning Maps. ***Thaire Bryant made a motion, seconded by Stan Dudrick, to send this amendment to Public Hearing on January 13, 2021. Motion carried by unanimous roll call vote.***

The Board reviewed Article V regarding Districts and Overlay Zones. The Board proposed amendments to clarify the distinction between Districts and Zones. ***Peter Klose made a motion, seconded by Heather McKendry, to send these amendments to Public Hearing on January 13, 2021. Motion carried by unanimous roll call vote.***

The Board reviewed and amended the proposed Ridgeline Protection Overlay Zone Ordinance. ***Thaire Bryant made a motion, seconded by Heather McKendry, to send this amendment to Public Hearing on January 13, 2021. Motion carried by unanimous roll call vote.***

Heather McKendry made a motion, seconded by Peter Klose, to adjourn the meeting. Motion carried by unanimous roll call vote. The meeting was adjourned at 8:28 pm.

Respectfully submitted,

Lianne Boelzner

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