

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

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, December 14, 2022. Present were Chairman Dennis Sullivan, Peter Klose, Judy Wilson, Kevin Conklin, John Hedden, 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 November 29, 2022. ***Kevin Conklin made a motion, seconded by Peter Klose, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and explained that the Commission is working on Town land boundaries and deeds.

Public Hearing – Subdivision
Tracie Kittredge

At 6:45 pm, Chairman Sullivan opened the Public Hearing on an application from Tracie Kittredge for a two-lot subdivision at 114 Thompson Hill Road (R11-042). Chairman Sullivan explained the process for the Public Hearing.

All notices had been posted, all fees paid, and abutters notified. There are no members with a conflict of interest. No correspondence was received. ***Thaire Bryant made a motion, seconded by Peter Klose, to accept the application for consideration. Motion unanimously carried by roll call vote.***

Ron Briggs gave an overview of the proposed subdivision and noted that the proposed new lot is 2.95 acres and that the wetlands were delineated by Soil Scientist Peter Cooperdock. Ron Briggs noted that the residence started as an approved ADU but that the owner wants to increase the square footage.

Ron Briggs noted that two waivers have been submitted: one to waive the surveying of the entire lot and the second to waive the site specific soil mapping. Ron Briggs explained that the spirit of the ordinance has been met as the proposed lot already contains a well, septic system and residence. Chairman Sullivan noted that the Board can only waive mapping on a lot greater than five acres. Ron Briggs noted that the

circumstances of this subdivision may permit the Board to waive the requirement as the septic system has already been approved and installed. The Board reviewed the soil classifications and lot size calculations shown on the proposed plan.

Judy Wilson questioned whether the proposal is for a three-bedroom residence. Bill Kittredge noted that the residence exists and that the proposal is to add a second floor with no changes to the footprint.

Chairman Sullivan opened the hearing for public comment. There being none, Chairman Sullivan closed the Public Hearing for public comment at 7:20 pm.

The Board considered the waiver request to Section 4.08.a.i of the Subdivision Regulations requiring that boundaries of the entire parcel to be subdivided to be shown. Chairman Sullivan noted that this waiver is reasonable as the lot will remain at over 90 acres. ***Kevin Conklin made a motion, seconded by John Hedden, to grant the waiver for not surveying the entire 90-acre parcel of land. Motion unanimously carried by roll call vote.***

The Board considered the waiver request to Section 4.06.e of the Subdivision Regulations permitting the Board to waive the Site Specific Soil Map requirements of lots greater than five acres. Thaire Bryant noted that a soil scientist delineated the wetlands. Chairman Sullivan noted that 110,000 square feet of land should be adequate for a subdivided lot. John Hedden noted that the County maps indicates that this area may be mildly well-drained soils. Kevin Conklin questioned why more testing is needed. Chairman Sullivan noted that the testing will show the specific soils of the lot, which would prove that they are adequate for the intended use. Peter Klose noted that there is an approved septic system so feels additional testing is not necessary. Ron Briggs noted that the five acre requirement may have come from the State as they approve all subdivisions for lots under five acres. Chairman Sullivan stated that the mapping would clarify that the proposed lot meets all size requirements. Judy Wilson noted that this is a unique situation as the septic system and residence are already constructed on this lot.

Chairman Sullivan stated that if the proposed lot is increased to five acres, the Board can use the County soil maps to determine required lot size. Peter Klose noted that the Board is to uphold the intent of the regulations and that the waiver is reasonable. Chairman Sullivan noted that in the future the lot could be further developed so the Board needs to make sure that the lot size is adequate.

Thaire Bryant made a motion, seconded by John Hedden, to recess this Public Hearing until January 11, 2023 at 6:45 pm. Motion unanimously carried by roll call vote.

Public Hearing – Proposed Zoning Ordinance Amendments

At 8:18 pm, Chairman Sullivan opened the Public Hearing on the Proposed Zoning Ordinance amendments.

Amendment #1 relative to Lots (Article IV, Section M). ***Thaire Bryant made a motion, seconded by John Hedden to put this proposed Zoning Ordinance amendment on the 2023 Town Meeting Warrant. Motion unanimously carried.***

Amendment #2 relative to Structures (Article IV, Section N). ***Peter Klose made a motion, seconded by Judy Wilson to put this proposed Zoning Ordinance amendment on the 2023 Town Meeting Warrant. Motion unanimously carried.***

Amendment #3 relative to Zoning District Regulations (Article V, Section D.3(a)). ***Kevin Conklin made a motion, seconded by Judy Wilson to put this proposed Zoning Ordinance amendment on the 2023 Town Meeting Warrant. Motion unanimously carried.***

Amendment #4 relative to Non-Conforming Lots, Uses and Structures (Article VI, Section 2). ***Kevin Conklin made a motion, seconded by Judy Wilson to put this proposed Zoning Ordinance amendment on the 2023 Town Meeting Warrant. Motion unanimously carried.***

Amendment #5 relative to the Zoning Board of Adjustment (Article X). ***Judy Wilson made a motion, seconded by John Hedden to put this proposed Zoning Ordinance amendment on the 2023 Town Meeting Warrant. Motion unanimously carried.***

Amendment #6 relative to Duplexes (Article IV, Section U). ***Kevin Conklin made a motion, seconded by Peter Klose to put this proposed Zoning Ordinance amendment on the 2023 Town Meeting Warrant. Motion unanimously carried.***

Amendment #7 relative to Home Occupations (Article VII). ***Thaire Bryant made a motion, seconded by John Hedden to put this proposed Zoning Ordinance amendment on the 2023 Town Meeting Warrant. Motion unanimously carried.***

Amendment #8 relative to the Rural Residential District (Article V, Section A). ***Kevin Conklin made a motion, seconded by John Hedden to put this proposed Zoning Ordinance amendment on the 2023 Town Meeting Warrant. Motion unanimously carried.***

Amendment #9 relative to the Village District (Article V, Section B). The Board amended item 1.f from “bakeries” to “baked goods.” ***Peter Klose made a motion, seconded by Kevin Conklin to put this proposed Zoning Ordinance amendment on the 2023 Town Meeting Warrant. Motion unanimously carried.***

Select Board Report

Ed Reilly gave an update on the Select Board and noted that a Public Hearing was held regarding the County Communications District for broadband internet services.

Chairman Sullivan reported that at the request of the property owner, a site visit was conducted on Lary Road for tentative development. Chairman Sullivan noted that all of the land is within the Steep Slope and/or Ridgeline Protection Zone requiring Planning Board approvals prior to issuance of Building Permits.

John Hedden made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:54 pm.

Respectfully submitted,

Lianne Boelzner

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