

**TOWN OF EATON
PLANNING BOARD
January 11, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, January 11, 2023. Present were Chairman Dennis Sullivan, Judy Wilson, Kevin Conklin, John Hedden, Stanley Dudrick and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:30 pm.

Preliminary Discussion – Choremi

Michael & Joanie Choremi met with the Board to discuss a possible subdivision of property on Potter Road (R01-001). Michael Choremi noted that they have three lots currently and that they are interested in creating a fourth lot. Chairman Sullivan explained that each lot will be required to have a minimum of 200 feet of frontage on a road built to Town specifications. Michael Choremi questioned whether a dirt right of way could be constructed to obtain the road frontage and Chairman Sullivan noted that it would be a private road that would have to meet Town requirements. Chairman Sullivan noted that the minimum lot size would be dependent on soil types but that the general County soil maps indicate a lot would need to be 2-1/2 to 3 acres. Chairman Sullivan explained that site specific soil mapping would be required to determine the actual soil types and lot size. Michael Choremi questioned the process going forward. Chairman Sullivan noted that a surveyor is needed to proceed but that additional preliminary discussions can be held with the Planning Board. Chairman Sullivan explained that once plans have been generated by the surveyor, formal application must be made with the Planning Board to move forward with Public Hearings and approvals.

**Public Hearing – Subdivision
Tracie Kittredge (Continued)**

At 6:56 pm, Chairman Sullivan re-opened the Public Hearing on an application from Tracie Kittredge for a two-lot subdivision at 114 Thompson Hill Road (R11-042).

Ron Briggs gave an overview of the revised plan and noted that the new lot is now 5.37 acres based on soil types shown on the County soil maps. Judy Wilson questioned where the boundary line is for the Goslee property. Ron Briggs showed the boundary line between the proposed lot and the Goslee property.

At 7:06 pm, Chairman Sullivan opened the Public Hearing for public comment. There being none, Chairman Sullivan closed the Public Hearing at 7:08 pm.

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. ***Stan Dudrick made a motion, seconded by Kevin***

Conklin, to approve the waiver for the Site Specific Soil Map requirement. Motion unanimously carried by roll call vote.

The Board conducted a finding of fact and found that the application meets all requirements. **Kevin Conklin made a motion, seconded by Judy Wilson, to approve the two-lot subdivision based on the finding of facts. Motion unanimously carried by roll call vote.**

Review of Minutes

The Board reviewed and amended the Minutes of December 14, 2022. **Stan Dudrick made a motion, seconded by John Hedden, to adopt the Minutes as amended. Motion unanimously carried by roll call vote.**

Select Board Report

Ed Reilly gave an update on the Select Board and noted that the Board is focusing on the 2023 budget.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and explained that the Commission is meeting with potential growers for the blueberry fields. Chairman Sullivan noted that the Commission has formed a sub-committee to focus on fund raising to cover operating costs.

Public Hearing – Site Plan Review

John Edge & Community Church of Eaton (Continued)

At 7:32 pm, Chairman Sullivan re-opened the Public Hearing on a Site Plan Review application from John Edge & Community Church of Eaton at 2371 Eaton Road (U01-008 & 010-A).

Joyce Blue explained that the walkway has been removed from the proposed parking area, which removes the condition of liability. Joyce Blue stated that all other conditions have now been met. The Board reviewed the revised site plan.

At 7:55 pm, Chairman Sullivan opened the Public Hearing for public comment. There being none, Chairman Sullivan closed the Public Hearing at 7:57 pm.

The Board conducted a finding of fact and found that the application meets all requirements. **Kevin Conklin made a motion, seconded by Judy Wilson, to approve the application based on the finding of facts and to authorize Chairman Sullivan to sign plans out of session. Motion unanimously carried by roll call vote.**

Zoning Board of Adjustment Report

Stan Dudrick gave an update on the ZBA and noted that the Appeal from Administrative Decision was recessed until January 23rd.

Administration

Chairman Sullivan gave an overview of the site visit and subsequent discussions with John Perrie regarding his property on Lary Road. Chairman Sullivan noted that the proposed building is within the steep slope and ridgeline protection zones.

It was noted that a Shoreland Permit application has been received for George Diller on Crystal Lake Road.

Kevin Conklin made a motion, seconded by Judy Wilson, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:32 pm.

Respectfully submitted,

Lianne Boelzner

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