

**TOWN OF EATON
PLANNING BOARD
January 13, 2021**

The Planning Board held their regular meeting on Wednesday, January 13, 2021 via Zoom in accordance with Emergency Order #25. Present were Chairman Dennis Sullivan, Heather McKendry, Peter Klose and Selectmen's Representative Ed Reilly. Stanley Dudrick joined the meeting in progress. The meeting was called to order at 6:03 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 #25 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 603-447-3877. 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.

Public Hearing – Proposed Zoning Ordinance Amendments

Chairman Sullivan opened the Public Hearing on the proposed Zoning Ordinance amendments and the public notice was read.

Dick Fortin asked for a clarification on the differing elevations specified in the Delineation section. Chairman Sullivan explained that elevations differ throughout Town because some areas are only visible at higher elevations and that if someone wants to develop above the specified elevations, they would meet with the Planning Board.

Dick Fortin asked for clarification on the permitted number of signs. It was noted that if the signs are under 4 square feet, a property could potentially have three signs but only one sign above 4 square feet is permitted.

The Board reviewed the proposed amendments and reorganized the order of the amendments. The Board reviewed and made minor amendments to the Ridgeline Protection Overlay Zone amendment. Peter Klose suggested adding that the proposed amendments are made to the 2020 Zoning Ordinance.

Peter Klose made a motion, seconded by Heather McKendry to put the proposed Zoning Ordinance amendments as revised on the 2021 Town Meeting Warrant. Motion unanimously carried by roll call vote.

Chairman Sullivan explained that he has been working on Steep Slope maps with Town tax map overlays. Chairman Sullivan noted that he will send out the maps for review, along with instructions on how to use Granitview.

Review of Minutes

The Board reviewed and amended the Minutes of December 9, 2020. ***Ed Reilly made a motion, seconded by Heather McKendry, to accept the Minutes as amended. Motion unanimously carried by roll call vote.***

Selectmen's Report

Ed Reilly gave an update on the Broadband Committee and indicated that if anyone is interested in serving on this Committee, to notify Town Hall. Ed explained that the Town has received a State Grant to update the Hazard Mitigation Plan and that the Town will work with June Garneau at Planning and Mapping Solutions on this project.

Conservation Commission

Heather McKendry gave an update on the Commission and explained that members are studying trail systems and potential impacts.

Dennis Sullivan stated that the Saco Headwater Alliance has requested the opportunity to present information to the Board and that they are scheduled for the February meeting. It was noted that the Conservation Commission will be invited to join the 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 7:28 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
February 10, 2021**

The Planning Board held their regular meeting on Wednesday, February 10, 2021 via Zoom in accordance with Executive Order #2021-01. Present were Chairman Dennis Sullivan, Heather McKendry, Peter Klose, 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 Executive Order #2021-01, this public body is authorized to meet electronically. In accordance with the 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 link: <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 603-447-3877. 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 January 13, 2021. ***Peter Klose made a motion, seconded by Stanley Dudrick, to accept the Minutes as amended. Motion unanimously carried by roll call vote.***

Selectmen's Report

Ed Reilly gave an update on the Potter Road bridge project and noted that the Selectmen have been focusing on budgets.

Conservation Commission

Heather McKendry gave an update on the Commission and the discussions concerning Foss Mountain. Heather McKendry noted that the Commission is working on agreements for next year's blueberry harvesting. Dennis Sullivan gave an update on the Natural Resource Inventory project.

Saco Headwaters Alliance

Mark Dindorf of the Saco Headwaters Alliance (SHA) joined the Board to give a presentation on Source Water Protection. Also joining the meeting at this time were Conservation Commission members Marnie Cobs, Holly Fortin, Judy Fowler and Cindy Hall.

Mark Dindorf noted that a representative from Eaton would work on a checklist with SHA and that a second presentation would be scheduled to give an overview of the findings. Mark Dindorf explained that SHA would provide assistance with funding sources and writing grants.

Peter Klose expressed concern for the groundwater recharge areas and noted that there are no maps showing the locations. Mark Dindorf stated that the Alliance can help find funding sources to research the issue and that NHDES has a model ordinance for groundwater protection.

Regulations

The Board discussed the possibility of working on Regulations to address lighting, short-term rentals, source water protection, setbacks to streams, wind turbines, minimum dwelling size and zoning of Snowville.

The Board also discussed the possibility of updating the Ridgeline Protection Ordinance to include additional scenic vistas and the marshes on Route 153.

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 7:47 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
March 10, 2021**

The Planning Board held their regular meeting on Wednesday, March 10, 2021 via Zoom in accordance with Executive Order #2021-04. Present were Chairman Dennis Sullivan, Heather McKendry, Stanley Dudrick and Selectmen's Representative Ed Reilly. Peter Klose joined the meeting in progress. 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 Executive Order #2021-04, this public body is authorized to meet electronically. In accordance with the 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 link: <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 603-447-3877. 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.

Burke York joined the Board to discuss a possible subdivision of property on Youngs Road. Chairman Sullivan stated that the application would be considered a minor subdivision. Burke York noted that one parcel will be approximately 4 acres with the remaining 16 acres being the second lot and questioned whether HISS would be required on the larger lot. Chairman Sullivan stated that a waiver request could be filed with the application.

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 May meeting. ***Stanley Dudrick made a motion, seconded by Heather McKendry to recess this Public Hearing until 6 pm on May 12, 2021. Motion unanimously carried by roll call vote.***

Review of Minutes

The Board reviewed the Minutes of February 10, 2021. **Heather McKendry made a motion, seconded by Ed Reilly, to accept the Minutes as written. Motion unanimously carried by roll call vote.**

Selectmen's Report

Ed Reilly gave an update on current legislation that the Board is following and explained that the Board is submitting letters of position with Representatives. Ed Reilly gave an overview of the Potter Road bridge project.

Regulations

Heather McKendry explained that she has been researching dwelling unit minimum size requirements and noted that no surrounding Town has a size requirement. Heather McKendry submitted information from the NH Office of Strategic Initiatives regarding tiny houses and proposed State legislation, which would require Towns to adopt a regulation.

Dennis Sullivan noted that he has been reviewing information on wind turbines and regulations related to height restrictions and will keep the Board informed.

Ele Border noted that they have signed up for the StarLink satellite beta test program and will keep the Board updated on the feasibility of satellite service for Eaton.

Master Plan

The Board reviewed proposed updates to Chapter 2 (Quality of Life) of the Master Plan. Peter Klose will submit additional proposed updates for the next Board meeting.

Peter Klose made a motion, seconded by Stan Dudrick, to adjourn the meeting. Motion carried by unanimous roll call vote. The meeting was adjourned at 7:11 pm.

Respectfully submitted;

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
April 14, 2021**

The Planning Board held their regular meeting on Wednesday, April 14, 2021 via Zoom in accordance with Executive Order #2021-05. Present were Chairman Dennis Sullivan, Heather McKendry, Stanley Dudrick, Peter Klose and Selectmen's Representative Joyce Blue. 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 Executive Order #2021-05, this public body is authorized to meet electronically. In accordance with the 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 link: <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 603-447-3877. 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 March 10, 2021. ***Heather McKendry made a motion, seconded by Stanley Dudrick, to accept the Minutes as amended. Motion unanimously carried by roll call vote.***

Selectmen's Report

Joyce Blue gave an update on the Potter Road bridge project. Chairman Sullivan noted that the trees being cut for the project should be reviewed by the Planning Board. The Board reviewed the RSA and noted that the Road Agent can be authorized by the Selectmen to cut trees. It was the consensus of the Board to have Chairman Sullivan write a letter to the Selectmen indicating that the trees can be removed.

Conservation Commission Report

Heather McKendry gave an update on the Commission and noted that the main focus is on Foss Mountain and the increased use. Heather McKendry noted that the US Forest Service is hoping to be able to burn Foss Mountain in the next week or two.

Chairman Sullivan noted that a draft version of the Natural Resource Inventory is available online (Google docs) and that he is working on adjusting tax maps to coincide with on-line mapping. Chairman Sullivan stated that it may be ready for a presentation at the next Planning Board meeting.

Regulations

The Board discussed the possibility of removing the minimum dwelling size. Joyce Blue noted that the Selectmen have not had the opportunity to discuss the proposal. Heather McKendry noted that there is some interest in tiny houses, so the Board should review the feasibility of removing the restriction.

Master Plan

The Board reviewed and amended the proposed updates to Chapter 2 (Quality of Life) of the Master Plan. Peter Klose will submit the updated Chapter for the next Board meeting.

Heather McKendry made a motion, seconded by Joyce Blue, to adjourn the meeting. Motion carried by unanimous roll call vote. The meeting was adjourned at 8:04 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
May 12, 2021**

The Planning Board held their regular meeting on Wednesday, May 12, 2021 via Zoom in accordance with Executive Order #2021-08. Present were Chairman Dennis Sullivan, Heather McKendry, Stanley Dudrick, Peter Klose, Alternate Thaire Bryant and Selectmen's Representative Joyce Blue. The meeting was called to order at 6:00 pm. Also present was John Hedden, who is slated to be appointed to the Board. Chairman Sullivan appointed Alternate 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 Executive Order #2021-08, this public body is authorized to meet electronically. In accordance with the 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 link: <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 603-447-3877. 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 the Minutes of April 14, 2021. ***Heather McKendry made a motion, seconded by Joyce Blue, to accept the Minutes as written. Motion unanimously carried by roll call vote.***

Selectmen's Report

Joyce Blue gave an update on the Building Permits issued by the Selectmen and noted that two permits have been denied and directed to the Zoning Board for Non-Conforming structure expansion.

Conservation Commission Report

Heather McKendry gave an update on the Commission and noted that the main focus is on Foss Mountain. Heather McKendry noted that the US Forest completed a successful burn of Foss Mountain.

Chairman Sullivan noted that he is still working on aligning the tax maps to aerial photos for the Natural Resource Inventory.

Public Hearing – Scenic Road Tree Removal **Town of Eaton**

At 6:15 pm, Chairman Sullivan opened the Public Hearing on an application from the Town of Eaton to remove trees along Potter Road, a designated Scenic Road, on the property of Richard Mayo (R02-007 and R03-021) for reconstruction of the bridge.

All notices had been posted and abutters notified. No correspondence was received. ***Peter Klose made a motion, seconded by Joyce Blue, to accept the application for consideration. Motion unanimously carried by roll call vote.***

Joyce Blue explained that the proposal is to remove approximately 15 trees along Potter Road to facilitate placement of the new bridge with a crane and noted that all the trees are within the right-of-way. The Board reviewed the list of trees to be removed.

Richard Mayo expressed his concerns and stated that he does not want the parking area expanded and that the property must be returned to its current state. Joyce Blue noted that the Selectmen agree that the area must be restored as much as possible and that the area has been reviewed with the engineer and construction crew. Stan Dudrick questioned whether there is any requirement for clean up after the trees have been cut. Joyce Blue stated that the Town will be involved in removing the wood and cleaning up the area. Richard Mayo stated that he will be in the area in a few weeks and will view the trees and discuss the parking area with the Selectmen.

Chairman Sullivan noted that the application could be approved with the condition that the area will be cleaned and that no stumps will be visible. Joyce Blue noted that the project is slated to begin in mid-June. The Board discussed the no-tree-cut dates of June 1 through July 31 imposed by the State due to the presence of bats. Heather McKendry suggested taking pictures of the site to send to Mr. Mayo before trees are cut. Chairman Sullivan noted that the Selectmen must clean and restore the site to current conditions as much as possible.

Heather McKendry made a motion, seconded by Joyce Blue, to approve the application as presented. Motion unanimously carried 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 stated that Matthew Watson has requested that the application be continued until the August meeting. ***Peter Klose made a motion, seconded by Joyce Blue to recess this Public Hearing until 6 pm on August 11, 2021. Motion unanimously carried by roll call vote.***

Saco Headwaters Alliance

Rich Brereton and Mark Dindorf of the Saco Headwaters Alliance (SHA) joined the Board to give the results of the completed assessment checklist. Rich Brereton summarized the findings and put forth recommendations that address the clean water needs. Rich Brereton suggested that the Town adopt a Groundwater Protection Ordinance, which would allow the Town to enforce the provisions of State law. Mark Dindorf noted that once the Ordinance is adopted, the Town can inspect and enforce State provisions and that the Town could also require businesses use Best Management Practices if there is potential site contamination. Rich Brereton also suggested surface water monitoring, water shed based plan development and stream crossing assessment.

John Hedden questioned the importance of this checklist. Rich Brereton explained that this checklist is designed to review potential issues and deficiencies so that the Town can apply for grants to address the issues. It was noted that Rich Brereton will forward the checklist and recommendations to the Board for further review and discussion.

The Board will review a model Groundwater Ordinance at their next meeting. Peter Klose stated that the salt being applied to roads must be addressed as a potential contamination source.

Master Plan

Joyce Blue noted that she would like to expand the history of the Little White Church which is contained in Chapter 2. Chairman Sullivan noted that he is putting together photographs to include in the ridgeline section of the Chapter.

Peter Klose made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion carried by unanimous roll call vote. The meeting was adjourned at 7:34 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
June 9, 2021**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, June 9, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, Stanley Dudrick, Alternate Thaire Bryant and Selectmen's Representative Joyce Blue. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

Review of Minutes

The Board reviewed the Minutes of May 12, 2021. ***Heather McKendry made a motion, seconded by Peter Klose, to accept the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Joyce Blue gave an update on the Building Permits issued by the Selectmen and noted that a resident has questioned whether the Ridgeline Ordinance prohibits building on property and requested that the Board review the Ordinance. Joyce Blue explained that the Board has met with NHDOT regarding placement of the digital speed signs. Peter Klose noted that the signs will be installed close to Roy Alley's driveway and in the area of John Hartman's property. Joyce Blue explained that the Board is researching Lary Road and noted that it is a private right-of-way and not a Class VI road.

Joyce Blue stated that the trees near the Potter Road bridge were cut before June 1st. Chairman Sullivan noted that he met with Dick Mayo, who felt that Eldridge Logging did a good job. Dick Mayo requested a meeting with the Selectmen once the bridge construction project has been completed to review the condition of the trees and landscaping.

Conservation Commission Report

Heather McKendry gave an update on the signage at Foss Mountain and the new website for Foss Mountain.

Natural Resource Inventory

Chairman Sullivan gave a presentation on the Natural Resource Inventory and a tutorial on how to use the integrated maps.

Regulations

The Board reviewed a model Groundwater Protection Ordinance and noted that adoption of this regulation would give the Town enforcement authority in addition to the State.

Peter Klose questioned whether the groundwater recharge areas are mapped. Chairman Sullivan stated that they are available within NHDES maps and can be found on Granitview. Peter Klose questioned inspection of private septic systems and a review of road salt usage to protect the groundwater. Chairman Sullivan suggested pursuing a grant to assist the Board with this project.

Thaire Bryant will review Zoning Ordinances in surrounding Towns which address Air BnBs. It was noted that there is a webinar on tiny houses on June 24th.

Joyce Blue made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:10 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
July 14, 2021**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, July 14, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Alternate Thaire Bryant and Selectmen's Representative Joyce Blue. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

Review of Minutes

The Board reviewed and amended the Minutes of June 9, 2021. ***Joyce Blue made a motion, seconded by Heather McKendry, to accept the Minutes as amended. Motion unanimously carried.***

Selectmen's Report

Joyce Blue gave an update on the Building Permits issued by the Selectmen. Joyce Blue explained that she attended a webinar on tiny houses and noted that the focus was on construction rather than regulating. Joyce Blue stated that communities are looking at Pocket Neighborhoods with shared septic systems. John Hedden stated that with limited available housing, that type of Zoning could bring age diversity to Town.

Conservation Commission Report

Heather McKendry gave an update on the signage at Foss Mountain and the new website for Foss Mountain (fossmountain.org). Heather McKendry noted that the Commission is working with Ryan Bushnell on the blueberry contract as the crops are not plentiful this year.

Correspondence

Chairman Sullivan explained that he has received a copy of correspondence from the Selectmen to Jeffrey Hertel regarding the timber harvest on his Brownfield Road property. Chairman Sullivan explained that NHDOT has issued approval for three driveways on the property for a proposed six lot subdivision, which has been addressed by the Selectmen. It was noted that Mr. Hertel has been informed of the Town's Regulations and that he will be required to make application to the Planning Board.

Regulations

Chairman Sullivan explained that he has researched how soil types are addressed within Subdivision Regulations and submitted information on how to update Eaton's

Regulations. It was noted that Eaton's soil type references are based on HISS results, which has been phased out. Chairman Sullivan recommended amending the Regulations to use Site Specific Mapping Standards, which is based on NRCS standards. It was noted that both the Subdivision Regulations and Zoning Ordinance need to be amended to reflect this new system.

The Board reviewed a listing from Selectman Fortin pertaining to areas of the Zoning Ordinance that the Planning Board should review for possible clarifications. It was also noted that the Board should review the Zoning Ordinance and Site Plan Review Regulations as it relates to Home Occupations and Businesses.

Peter Klose noted that the Town's Ordinances do not address the groundwater recharge areas, which is necessary to protect the groundwater. Chairman Sullivan noted that NHDES has identified stratified aquifer areas. John Hedden stated that the Board should be looking at residential uses as part of the Groundwater Protection Ordinance. Chairman Sullivan noted that the purpose of adopting the Ordinance is to give shared enforcement powers to local officials. Peter Klose stated that surface water protection is also important to review and that there are BMPs to address possible issues. Heather McKendry stated that the Ordinance can be written to address more residential issues rather than commercial uses. John Hedden noted that the Ordinance can address specific issues such as road salt. Peter Klose stated that these are the items that should be addressed when the Board is reviewing properties for development.

Thaire Bryant submitted a document from NHMA entitled "Municipal Regulations of Short-Term Rentals" for the Board's review and further discussion. Thaire Bryant gave an overview of the Eaton rental units in Eaton that are licensed with the State and noted that he will continue researching surrounding communities to determine how they regulate short-term rentals.

John Hedden stated that the concerns of residents should be discussed in more depth during the Hazard Mitigation Plan update meetings. Thaire Bryant noted that the process is more difficult because the meetings are conducted via Zoom but he will ask that the concerns be more fully discussed before moving to the next topic.

The Board discussed Dark Skies Regulations and noted that Heather McKendry will do further research.

Peter Klose made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:45 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
August 11, 2021**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, August 11, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Stanley Dudrick and Selectmen's Representative Joyce Blue. The meeting was called to order at 6:00 pm.

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 explained that Matthew Watson has requested that the application be continued until the October meeting. ***Joyce Blue made a motion, seconded by John Hedden to recess this Public Hearing until October 13th, 2021. Motion unanimously carried.***

Preliminary Discussion – Subdivision
Jeffrey Hertel

Jeff Hertel met with the Board to discuss a possible six-lot subdivision on Brownfield Road. Jeff Hertel submitted a hand-drawn map depicting possible lot sizes and explained that the property is 48 acres and that there would be deed covenants on the lots. Chairman Sullivan explained that each lot is required to have a minimum of 200-feet of road frontage on Brownfield Road and that minimum lot size depends on the type of soils. Chairman Sullivan noted that this property contains wetlands that cannot be used to calculate lot sizes. Peter Klose questioned the erosion control measures being used and Jeff Hertel stated that Garland Lumber is addressing erosion as part of the logging operation.

Review of Minutes

The Board reviewed and amended the Minutes of July 14, 2021. ***Joyce Blue made a motion, seconded by Peter Klose, to accept the Minutes as amended. Motion unanimously carried.***

Selectmen's Report

Joyce Blue gave an update on the Building Permits issued by the Selectmen. Joyce Blue explained that the Selectmen are asking the Planning Board to define tents and determine whether they require a permit and are subject to setback requirements.

Conservation Commission Report

Heather McKendry gave an update on the Foss Mountain kiosk, the blueberry crop and increased usage of Foss Mountain. John Hedden stated that parking areas are needed to allow access for walkers and picnickers.

Regulations

Chairman Sullivan submitted proposed changes to the Subdivision and Cluster Development Regulations and the Zoning Ordinance regarding lot sizes based on soil types. The proposal is to amend the regulations to refer to Site Specific Soil Maps instead of High Intensity Soil Surveys. The Board suggested also adding the definition of "Site Specific Soil Map." John Hedden noted that a weighted average may be difficult to determine so suggested using the predominant soil type when calculating lot sizes.

John Hedden explained that Eaton is unique in that there is no municipal water or sewer and that NHDES suggested focusing on education rather than adopting new regulations to protect groundwater. Peter Klose noted that groundwater recharge areas would be part of the Ordinance and utilize overlay maps to depict their location. John Hedden suggested developing objectives to educate residents on protecting groundwater and Peter Klose suggested including brochures in the tax bills. Stan Dudrick gave an overview of the groundwater protection/water shed protection training seminar that he recently attended.

The Board discussed short-term rentals and minimum housing sizes. Heather McKendry noted that she is reading a book on tiny house developments. The Board requested that the Selectmen discuss possible regulations for short-term rentals so that the Planning Board can move forward. Joyce Blue noted that the Selectmen are not in favor of reducing the minimum house size at this time.

Heather McKendry made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:03 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
September 8, 2021**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, September 8, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Stanley Dudrick, Alternate Thaire Bryant and Selectmen's Representative Joyce Blue. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

Preliminary Discussion – Subdivision
Henault Property/York Land Services

Burke York of York Land Services met with the Board to review a potential subdivision of the Henault property on Youngs Road and submitted the wetlands delineation report from Greg Howard of North Country Soil Services. Burke York explained that the proposed lot has been enlarged due to the wetlands and required 125-foot setback for the leach field. Thaire Bryant questioned the feasibility of moving and mitigating the one small wetland area rather than reducing the setback. Stan Dudrick questioned the potential of contamination to the wetland area if setbacks are reduced. Burke York indicated that he would be requesting a reduction of setback to the 75-foot requirement specified by NHDES. The Board reviewed the proposal and noted that if the original lot is more than 11 acres, HISS is not required. Chairman Sullivan noted that this qualifies as a minor subdivision and that the fee is based on the number of lots when the subdivision is complete.

Preliminary Discussion – Wetlands
Michael Callis

Michael Callis joined the Board regarding his Eaton Road property and submitted the wetlands delineation report from Greg Howard of North Country Soil Services. Michael Callis stated that the recommendation in this report is to install a culvert and move the proposed driveway 6 to 8 feet. Michael Callis noted that he has been notified that he can cut trees but cannot remove any stumps. Michael Callis explained that he would like to use his property for commercial purposes, first a site for a food truck and then eventually a drive-through pizza business. Chairman Sullivan noted that Site Plan Review by the Planning Board is required when there is any change in use of the property and that approval should have been obtained for the current stone business. Michael Callis stated that he wants to perform the work recommended and install the culverts. Chairman Sullivan stated that Planning Board approval will be required before any sitework can be done on the property. Michael Callis stated that the process will take too long and that he wants to do the work to protect the wetlands. Chairman Sullivan stated that before any work can be done around the wetlands, a detailed plan must be submitted to the Planning Board for Site Plan approval. Michael Callis stated that the regulations for access/egress means that if he installs a driveway, his neighbor could use it to develop their property. Dennis Sullivan explained that the regulation for shared access does not apply to this type of project. Joyce Blue noted that a drive-through pizza business will require Special Exception approval from the Zoning Board of Adjustment.

Chairman Sullivan stated that Site Plan Review will be required for the culverts and remediation work to the wetland area and noted that the application could be submitted in pieces rather than a plan for the entire site. Chairman Sullivan stated that the list of required submittal items is set forth in the Site Plan Regulations.

Review of Minutes

The Board reviewed the Minutes of August 11, 2021. ***Peter Klose made a motion, seconded by Thaire Bryant, to adopt the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Joyce Blue gave an overview of the Building Permits issued by the Selectmen.

Joyce Blue explained that the Little White Church is considering the purchase of abutting property for a parking area and noted that the lot is within the Rural Residential District but the Church is in the Village District. Joyce Blue questioned whether Site Plan Review will be required for the parking lot. Chairman Sullivan noted that the Planning Board will require Review to make sure all regulations are met.

Regulations

Chairman Sullivan submitted proposed changes to the Subdivision and Cluster Development Regulations and the Zoning Ordinance regarding lot sizes and site-specific soil mapping.

Chairman Sullivan gave an overview of the meeting with the Selectmen regarding short-term rentals and indicated that the Selectmen were in favor of adopting regulations. The Board discussed defining transient lodging, hotel and motel and adding conditions to address noise, traffic, septic and effects on the neighborhood. Chairman Sullivan stated that a short-term rental site would require a Special Exception by the Zoning Board and then Site Plan Review approval by the Planning Board.

Chairman Sullivan requested that Board members review the updated Chapter 2 of the Master Plan and to submit any possible changes.

Chairman Sullivan gave an overview of the wildlife protection program that Eaton will be participating in with the NH Fish & Game and UNH.

Joyce Blue made a motion, seconded by Heather McKendry, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:53 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
October 13, 2021**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, October 13, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Stanley Dudrick, Alternate Thaire Bryant and Selectmen's Representative Joyce Blue. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

Correspondence

Chairman Sullivan noted that members of the Board have received a letter regarding a recent Zoning Board of Adjustment decision and stated that the letter should be reviewed for possible Ordinance updates. The Board reviewed a letter from Paul Hennigan addressing some of the issues in the aforementioned letter.

Voluntary Merger of Lots – McKendry

The Board reviewed an application from Heather McKendry to merge lots U02-015 and U02-014. ***Joyce Blue made a motion, seconded by Thaire Bryant, to approve the Merger. Motion carried, with Heather McKendry abstaining.***

Review of Minutes

The Board reviewed and amended the Minutes of September 8, 2021. ***Joyce Blue made a motion, seconded by John Hedden, to adopt the Minutes as amended. Motion unanimously carried.***

Selectmen's Report

Joyce Blue gave an overview of the Building Permits issued by the Selectmen.

Conservation Commission Report

Heather McKendry explained that Horizon Forestry has completed their cutting on Foss Mountain, Cliff Cabral will be performing dives to seek out any invasive species in Eaton's lakes and the three kiosks on Foss Mountain will be updated.

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). Matthew and Tucker Watson joined the meeting via Zoom.

The Board reviewed plans submitted by HE Bergeron Engineers. Matt Watson explained that there are two options, one with a 10% slope and one with a 15% slope. Matt Watson stated that the driveway with a 15% slope meets NHDOT standards and works best because there is less land disturbed. Matt Watson requested that the Board waive the 10% slope requirement and consider a 15% slope driveway that fits the natural conditions of the land, which is the recommendation of the engineer.

Matt Watson gave an overview of Plan 1A (Sheet C1.11) which has a 2:1 fill with 10% grade and noted that the proposal disturbs quite a bit of land. Matt Watson stated that the intent of the Ordinance is to protect the area but also to minimize damage to the land.

Matt Watson gave an overview of Plan 2B (Sheet C1.14) which has a 3:1 vegetative cover and a 15% grade, which has less permeable surface and erosion. Matt Watson stated that the vegetation is better than the stone fill. Tucker Watson clarified that they are seeking approval for a driveway with a 15% grade. Chairman Sullivan questioned whether the request for a 15% slope is to minimize the damage to the environment and that if the Board does not approve the waiver, then the 10% driveway plan would be put forth. Tucker Watson stated that if the Board does not approve the waiver, they will consider applying for a variance because of the negative impact to the property.

Matt Watson gave an overview of Plan 3B (Sheet C1.16) and explained that work on the driveway began before the adoption of the Steep Slope Ordinance and that this plan is what is currently in place. Matt Watson stated that this proposal is for a 15% grade and 3:1 vegetative fill and stone ditches where needed. Peter Klose questioned why different cut and fill materials for the two different slopes. Matt Watson explained that it is difficult to have vegetation grown on a 2:1 fill and that the 3:1 fill uses the natural vegetation. Heather McKendry questioned if the 15% slope is an average. Matt Watson stated that there is no more than 15% in any area and that the lower section of the driveway would be filled in so that the grade never exceeds 15%. Matt Watson stated that he is seeking approval for a 15% grade driveway with 3:1 vegetative fill and stone where necessary for drainage as there is less damage to the property.

Chairman Sullivan opened the Hearing for public comments; there being none, the public comment period was closed.

Stan Dudrick stated that his understanding is that there is no imminent threat to water and questioned what recourse there would be if there is an erosion problem in the future. Chairman Sullivan stated that an earlier study showed no wetlands. Matt Watson stated that there are no wetlands and no vernal pools. Chairman Sullivan stated that once the driveway is approved, there is no recourse. Tucker Watson stated that the engineer reviewed all possible options and suggested option 3B.

Chairman Sullivan closed the Public Hearing at 6:48 and stated that further deliberations would be postponed until later in the meeting. ***Joyce Blue made a motion, seconded by Peter Klose, to recess the Public Hearing until later in this meeting. Motion unanimously carried.***

Public Hearing – Minor Subdivision
Jeffrey Hertel

At 6:52 pm, Chairman Sullivan opened the Public Hearing on an application from Jeffrey Hertel for a five-lot Subdivision of property located on Brownfield Road (R10-031).

All notices had been posted, all fees paid and abutters notified. No correspondence was received. ***Peter Klose made a motion, seconded by Joyce Blue, to accept the application for consideration. Motion unanimously carried by roll call vote.***

Jeff Hertel explained that the property is 48 acres and that the proposed lots range in size from 5 to 14 acres. Jeff Hertel stated that Eaton's Regulations require HISS mapping but if the lot is more than 5 acres, the requirement can be waived by the Planning Board. Jeff Hertel stated that he is requesting that waiver (submitted formal request) and noted that there is minimum wetland disturbance. Chairman Sullivan questioned whether the soil information on the plan was obtained with a soil survey and Jeff Hertel stated that it was and that the plan has been stamped by the soil scientist.

Chairman Sullivan questioned the accuracy of the property owner information and Jeff Hertel stated that the plan will be updated to reflect current ownership. Chairman Sullivan stated that the flood hazard areas must be shown on the plan, especially since there is a stream running through the property. Jeff Hertel noted that the wetlands are delineated and that he will have the flood zone added to the plan. Peter Klose questioned the driveway locations. Jeff Hertel explained the three driveways that have been approved by NHDOT.

Chairman Sullivan stated that proposed Lot #1 is comprised mostly of soil type 647B – Pillsbury, which cannot be included in the minimum lot size calculations. Chairman Sullivan also noted that soil type 21E – Colton cannot be used in those calculations as the slope is greater than the permitted 25%. Chairman Sullivan suggested that the applicant consider a cluster development if the soils types make it difficult to create separate lots of record.

At 7:18 pm, Chairman Sullivan opened the Hearing for public comment. Dick Stewart stated that a culvert had to be installed during the logging operation and that the 100-year flood zone runs along Brownfield Road.

David Weathers stated that NHDOT only looks at line of sight for the driveway permit and that construction of these proposed driveways will require a Dredge & Fill Permit, which will require HISS mapping. David Weathers stated that the soils on the property at Brownfield Road will be considered hydric and that the State may require mitigation measures. There being no further comment, Chairman Sullivan closed the public comment period.

Chairman Sullivan noted that the Board cannot proceed until further information is presented. ***Thaire Bryant made a motion, seconded by John Hedden, to recess this Public Hearing until 6:15 pm on November 10, 2021. Motion unanimously carried.***

Public Hearing – Steep Slope Development (Reconvened)

Matthew & Tucker Watson

At 7:40 pm, Chairman Sullivan reconvened 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). Matthew and Tucker Watson joined the meeting via Zoom.

Chairman Sullivan stated that he would consider a driveway slope of 11 to 12% but that 15% seems too steep. Thaire Bryant noted that the 10% required slope is to reduce possible erosion. Chairman Sullivan stated that the 2:1 fill ratio is from NHDES requirements. Chairman Sullivan noted that the driveway entrance is lower than the road, so water coming down the driveway will remain on the property. Stan Dudrick stated that there should be a balance between obtaining the required grade and not destroying the land by using vegetation rather than stone. Joyce Blue noted that the Selectmen walked up the driveway to a landing and questioned whether that has been abandoned. Matt Watson stated that they want the ability to drive a vehicle to the top of the property.

Chairman Sullivan stated that in looking at the plan for a proposed 15% slope there may be less cut and fill but the disturbed area appears to be the same as with a 10% slope. Heather McKendry noted that granting this waiver would set a precedent. Chairman Sullivan noted that each property is considered differently when considering waivers.

Stan Dudrick questioned whether this property is grandfathered. Chairman Sullivan explained the five-year protection statute for properties that have been recently subdivided or granted site plan approval. Matt Watson explained that construction of the driveway started a few years ago when the Selectmen advised him that a driveway permit was not required. Matt Watson stated that during the pandemic work stopped and noted that he asked about grandfathering when the Planning Board review process began. Stan Dudrick noted that the driveway work was in process when the new regulations were adopted which may mean that a compromise should be found. Chairman Sullivan noted that the State Statutes need to be reviewed and that the Public Hearing should be continued until next month. Matt Watson stated that he questioned whether his driveway was grandfathered and that he just spent approximately \$7,000 on engineering plans that may not be necessary. Stan Dudrick stated that the plans show the impact of the different slopes, which is important for the Board. Chairman Sullivan stated that it is not the Planning Board's job to research the issue but the Hearing will be recessed to review the Statutes.

Thaire Bryant made a motion, seconded by Stan Dudrick, to recess this Public Hearing until 6:15 pm on November 10, 2021. Motion unanimously carried.

Regulations

The Board scheduled a work session for November 3rd at 3 pm to work on Zoning Ordinance amendments.

John Hedden noted that he and Peter Klose are working on educational materials for Groundwater Protection.

Joyce Blue made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:46 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
November 3, 2021**

The Planning Board held a duly-noticed work session at the Eaton Town Hall on Wednesday, November 3, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Stanley Dudrick, Alternate Thaire Bryant and Selectmen's Representative Joyce Blue. The meeting was called to order at 3:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

Regulations

The Board developed proposed Zoning Ordinance amendments relative to soil types, minimum lot size, short-term rentals, Special Exception conditions, tents and parking. The Board will review and work on the proposed amendments at their next meeting on November 10, 2021.

Peter Klose made a motion, seconded by Thaire Bryant, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 5:27 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
November 10, 2021**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, November 10, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Stanley Dudrick, Alternate Thaire Bryant and Selectmen's Representative Joyce Blue. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Thaire Bryant to act as a regular member for this meeting.

Correspondence

The Board reviewed an article from NH Municipal Association regarding property visits by the Planning Board.

Review of Minutes

The Board reviewed the Minutes of October 13, 2021. ***Joyce Blue made a motion, seconded by John Hedden, to adopt the Minutes as written. Motion unanimously carried.***

The Board reviewed the Minutes of November 3, 2021. ***Joyce Blue made a motion, seconded by John Hedden, to adopt the Minutes as written. Motion unanimously carried.***

Selectmen's Report

Joyce Blue gave an overview of the Building Permits issued by the Selectmen and noted that the Board is working on setting the tax rate.

Conservation Commission Report

Heather McKendry gave an update on the Conservation Commission and noted that they are working with Town Forester Dan Stepanauskas on Town Lands and that Cliff Cabral dove Crystal Lake and found no invasive species.

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

At 6:15 pm, 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). Matthew and Tucker Watson joined the meeting via Zoom.

Chairman Sullivan noted that the Board has received a letter regarding grandfathered rights from Atty. Nicholas Kanakis, who represents the Watsons, and that due to the

amount of information recommends that the Board confer with Town Counsel before moving forward. Tucker Watson questioned whether the Hearing needs to be continued if Town Counsel agrees that the driveway is grandfathered. Chairman Sullivan stated that he is unsure and recommended that the Hearing be continued until next month.

Joyce Blue made a motion, seconded by Thaire Bryant, to recess the Public Hearing until 6:15 pm on December 8, 2021. Motion unanimously carried.

Public Hearing – Subdivision (Continued)
Jeffrey Hertel

At 6:20 pm, Chairman Sullivan re-opened the Public Hearing on an application from Jeffrey Hertel for a five-lot Subdivision of property located on Brownfield Road (R10-031).

Jeff Hertel questioned the status of the waiver request for the HISS requirement that was submitted last month. Chairman Sullivan stated that the Board has not discussed the request because the lot to the west appeared to not meet the minimum lot requirements due to soil types. Chairman Sullivan stated that revised plans must be submitted and reviewed before the Board will consider the waiver request and noted that the soils next to Brownfield Road may be wetlands and, therefore, need to be tested. Joyce Blue questioned whether a soil scientist has delineated the soil types on the property. Van Hertel stated that it does not make sense to test the entire parcel of land and stated that the surveyor prepared the plans based on general maps rather than specific soil testing. Van Hertel stated that based on NHDES guidelines it makes sense to perform HISS testing on lots 1 and 2 about 2/3 of the way back from the Brownfield Road. Chairman Sullivan stated that Eaton's regulations are different and that lot calculations must be performed based on the soil tables within the Subdivision Regulations.

Chairman Sullivan stated that he is concerned about the land along the road as they are not marked as wetlands but visual inspection shows wetlands. Chairman Sullivan noted that the floodplain boundaries also need to be shown on the plan. Van Hertel stated that the wetlands shown on the plan was flagged by the wetland scientist. Van Hertel stated that the common driveway to lots 4 and 5 appears to be borderline wet but was told that it is not wetlands based on vegetation. Van Hertel stated that if the Board wants, testing can be done on most of lots 1 and 2 and then on the other lots, approximately 200 feet back from the Brownfield Road. Chairman Sullivan stated that future owners will need this information to obtain a Building Permit. Thaire Bryant summarized the area to be tested as follows: lots 1 and 2 approximately 2/3 of the way back from the road, lots 3, 4 and 5 approximately 200 feet back from the road, the common driveway on lots 4 and 5 and the single driveway out 100 feet.

John Hedden questioned slope for the driveway on lot 5. Van Hertel explained that if the driveway is cut at a side angle across the grade, it can be done to meet Town standards. Van Hertel noted that the driveway could be shown on the next plan for the Board's review. Chairman Sullivan stated that the soil type depicts a steep slope and noted that the slope and soil type must be delineated on the plan. Van Hertel noted that the slopes can be marked on the topo plan. Chairman Sullivan stated that the slopes

must be located to assist with the lot size calculations. Van Hertel stated that the HISS mapping will need to go back 600 feet on lots 3, 4 and 5 to delineate slopes and soil types. It was the general consensus of the Board that HISS mapping back 600 feet from the road would be acceptable.

Chairman Sullivan stated that a copy of the report on the wetlands must be submitted to the Board. Van Hertel stated that there is no report and that the wetlands were just flagged but that he will request a report. Chairman Sullivan noted that the report is needed to clarify the soils that were found on the property.

At 6:50 pm, Chairman Sullivan opened the Hearing for Public Comment. David Weathers stated that HISS mapping gives more information as there does not have to be water on the surface to be a wetland. David Weathers explained that the HISS mapping will be required for the Dredge and Fill Permit applications for the driveway because of the hydric soils.

Chairman Sullivan stated that a breakdown of soil types for the lot calculations is needed. Van Hertel stated that he will ask the surveyor to mark out the soil types, slopes and show the driveway will meet Town regulations.

Joyce Blue made a motion, seconded by Thaire Bryant, to recess this Public Hearing until 6:15 pm on December 8, 2021. Motion unanimously carried.

Regulations

The Board reviewed and revised the proposed Zoning Ordinance amendments. ***John Hedden made a motion, seconded by Peter Klose, to bring the proposed Zoning Ordinance amendments to Public Hearing on December 8, 2021. Motion unanimously carried.***

The Board will begin work on the permitted uses in each Zoning District next year. Heather McKendry stated that she would also like to discuss a change in the zoning for properties along Brownfield Road.

Thaire Bryant made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:58 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
December 8, 2021**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, December 8, 2021. Present were Chairman Dennis Sullivan, Peter Klose, Heather McKendry, John Hedden, Stanley Dudrick and Selectmen's Representative Joyce Blue. The meeting was called to order at 6:01 pm.

Review of Minutes

The Board reviewed and amended the Minutes of November 10, 2021. ***Joyce Blue made a motion, seconded by Peter Klose, to adopt the Minutes as amended. Motion unanimously carried.***

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

At 6:15 pm, 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). Matthew and Tucker Watson joined the meeting via Zoom.

Chairman Sullivan explained that based on the photographic evidence provided, there was substantial work conducted on a portion of the driveway. Chairman Sullivan further explained that based on the plans submitted in the Fall of 2020, the driveway was to run from Woodland Acres Road up approximately 520 feet to a small parking area, which is the section of driveway that would be grandfathered. Chairman Sullivan stated that any continuation of the driveway up the slope would not be grandfathered and would be subject to the Steep Slope Ordinance.

Tucker Watson stated that the plans submitted were in response to the Town telling them to stop work and to seek approval under the new Ordinance. Tucker Watson stated that the plan was never to build part of the driveway and noted that the photographs show the driveway going entirely to the top of the slope at the ridge so they are seeking grandfathering of the entire driveway.

Chairman Sullivan stated that there is evidence of a logging road but that work was being done on the parking area. Matt Watson stated there is no documentation on the initial driveway plan as a permit was not required and explained that the area being called a parking area is actually a "shelf" for the rocks and debris while working on the driveway. Matt Watson stated that the plan was always to have a driveway to the top and indicated that the area at the ridge was developed before they were asked to stop construction. Matt Watson stated that the plan was a compromise because they were told to submit plans that meet the Steep Slope Ordinance. Matt Watson stated that they are not willing to call the flat section a parking area because of the time and money they have put into this project.

Chairman Sullivan questioned whether work stopped when asked by the Town. Matt Watson stated that work did stop and that the materials for the building project were

carried up the hill. Chairman Sullivan stated that there is a flat area, even though a parking area is not intended. Matt Watson stated that work was stopped so the Board cannot base any decisions regarding a parking area on the condition of the driveway.

Chairman Sullivan noted that the Board can vote based on the advice of Counsel or a continuance can be granted to allow the attorneys to confer regarding the upper section. ***Chairman Sullivan made a motion, seconded by Joyce Blue, that based on the photographic evidence provided of the work completed prior to March 2020, the section of driveway up to approximately 520 feet is grandfathered. Motion unanimously carried.***

Joyce Blue made a motion, seconded by Heather McKendry, to recess the Public Hearing until 6:15 pm on January 12, 2022. Motion unanimously carried.

Public Hearing – Subdivision (Continued)

Jeffrey Hertel

At 6:20 pm, Chairman Sullivan re-opened the Public Hearing on an application from Jeffrey Hertel for a five-lot Subdivision of property located on Brownfield Road (R10-031).

Chairman Sullivan stated that Jeff Hertel has requested a postponement of this Hearing until next month as the HISS mapping has not yet been completed. ***Peter Klose made a motion, seconded by John Hedden, to recess this Public Hearing until 6:15 pm on January 12, 2022. Motion unanimously carried.***

Public Hearing – Proposed Zoning Ordinance Amendments

Amendment #1 relative to Soil Mapping: The Board reviewed the proposed Amendment and made a minor change from “Site Specific Soil Map” to “Site Specific Soil Mapping Standards.”

Amendment #2 relative to Parking: The Board reviewed the Proposed Amendment with no changes.

Amendment #3 relative to Structures: The Board reviewed the Proposed Amendment with no changes.

Amendment #4 relative to Bed & Breakfast/Transient Occupancy/Short-Term Rental: The Board reviewed the Proposed Amendment and made minor changes to grammar. The Board also changed the rental period from “less than 30” to “up to 30.”

Amendment #5 relative to Special Exceptions: The Board reviewed the Proposed Amendment and made minor changes to grammar and references. The Board noted that the intent of this Amendment is to bring the Town’s Zoning Ordinance into compliance with NH RSA 674:33 which requires conditions for granting a Special Exception.

Joyce Blue made a motion, seconded by Stan Dudrick to put the above proposed Zoning Ordinance amendments as revised on the 2022 Town Meeting Warrant. Motion unanimously carried.

Selectmen's Report

Joyce Blue gave an update on the Potter Road bridge project and stated that the proposed re-open date is December 17th.

Other Business

John Hedden gave an overview of the Green Mountain Conservation groundwater seminar and submitted a chart on education topics. John Hedden noted that the Town could create an overlay district to protect water sources from contamination. The Board discussed the feasibility of hiring a summer intern to work on this topic.

Chairman Sullivan explained that the Conservation Cohorts will be holding a public education session (Thursday, February 24th and Saturday, February 26th) to inform the public about threats to land because of climate change and increase in use. Heather McKendry noted that the intent is to develop a conservation plan. Chairman Sullivan noted that the Cohorts have been working with County Forester Wendy Scribner.

Joyce Blue made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:47 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner