

**TOWN OF EATON
PLANNING BOARD
February 8, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, February 8, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Judy Wilson, Kevin Conklin, John Hedden, Stanley Dudrick and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:30 pm.

Review of Minutes

The Board reviewed the Minutes of January 11, 2023. ***John Hedden made a motion, seconded by Peter Klose, to adopt the Minutes as written. 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 and that the Public Hearing on the budget is Thursday, February 9th at 6 pm.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and explained that the next Conservation Conversation will be held on Thursday, February 23rd.

Zoning Board of Adjustment Report

Stan Dudrick gave an overview of the two Public Hearings held on January 30th. The Board reviewed the two Notices of Decision issued by the ZBA.

Preliminary Discussion – Perrie

John Perrie met with the Board to discuss his property on Lary Road. John Perrie submitted maps depicting the steep slope and ridgeline areas of the property. John Perrie explained that he purchased the property 10 years ago and the intent was to build a house with a view of the lake. Chairman Sullivan noted that the house plans will have to conform to the requirements of the Ridgeline Protection Overlay Zone. John Perrie stated that he has looked at trees for screening and that there should be options for building. The Board reviewed the potential soil types and possible building locations. The Board and John Perrie agreed that there are other viable building locations for the

house. John Perrie will walk the property again prior to submitting applications to the Planning Board.

Administration

Chairman Sullivan read a proposed amendment to the Planning Board Rules of Procedure. Section III (Meetings) will be amended to state that the regular meeting will be held on the third Wednesday of the month.

The Board reviewed possible amendments for review this coming year. The Board reviewed maps showing wildlife habitat areas and discussed protecting areas around streams.

The Board discussed updates to the Master Plan.

John Hedden made a motion, seconded by Stan Dudrick, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:40 pm.

Respectfully submitted,

Lianne Boelzner

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