

**TOWN OF EATON
PLANNING BOARD
May 17, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, May 17, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Judy Wilson, Kevin Conklin, Stanley Dudrick and Selectmen's Representative Greg Grinnell. The meeting was called to order at 6:30 pm.

Review of Minutes

The Board reviewed the Minutes of April 19, 2023. ***Peter Klose made a motion, seconded by Kevin Conklin, 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 Foss Mountain Trail was damaged by the rain storm. Chairman Sullivan stated that the prescribed burn was successful and that approximately 70 acres was burned.

Administration

Chairman Sullivan stated that the Hertel subdivision has been finalized and all conditions have been met. Chairman Sullivan noted that plans have been signed.

Chairman Sullivan gave an update on the gas station in Effingham and noted that he requested to be notified of the status of the application.

Public Hearing – Steep Slope/Ridgeline Protection Development - John Perrie

At 6:47 pm, Chairman Sullivan re-opened the Public Hearing on an application from John Perrie for development within the Steep Slope and Ridgeline Protection Zones on Lary Road (R06-008). Chairman Sullivan stated that the applicant has requested a continuance until the next meeting. ***Stan Dudrick made a motion, seconded by Judy Wilson, to recess this Public Hearing until June 21, 2023 at 6:45 pm. Motion carried by unanimous roll call vote.***

Public Hearing -- Subdivision – David & Caroline Powers

At 6:50 pm, Chairman Sullivan opened the Public Hearing on an application by David & Caroline Powers for a two-lot Subdivision at 59 Hatch Hill Road (R11-004). Chairman Sullivan explained the process for the Public Hearing.

All notices have been posted, all fees paid and abutters notified. There are no members with a conflict of interest. No correspondence was received. It was noted that two waivers have been filed for required plan submission, thereby deeming the application complete. **Greg Grinnell made a motion, seconded by Judy Wilson, to accept the application for consideration. Motion unanimously carried by roll call vote.**

Ron Briggs gave an overview of the current lot and stated that the first waiver is regarding the boundary survey as the lot is more than 70 acres in size. Ron Briggs explained that he has submitted a survey plan of the abutting property which shows the boundaries and noted that the remaining boundaries have been blazed and monuments will be set. Ron Briggs noted that the new lot will be 12.3 acres and that the existing logging roads will be used for trails by the current property owners and that easements will be granted for that usage.

Ron Briggs stated that Sheet 2 is the topographical plan and that the wetlands have been delineated by Soil Scientist Peter Cooperdock. Ron Briggs noted that the second waiver is to forego the site specific soil mapping as the lot is larger than 5 acres.

Greg Grinnell asked when the test pits were done and Ron Briggs noted it was after the last rain storm. Greg Grinnell asked whether a driveway has been sited and Ron Briggs noted that a driveway permit has been approved by the Town. Judy Wilson questioned whether the land is in Current Use. Ron Briggs noted that the land will be taken out of Current Use once construction has started.

Chairman Sullivan opened the Hearing for public comment at 7:07 pm. Daniel Brooks questioned the location of the stream and Ron Briggs noted that it is not located on this lot. There being no further comment, the Public Hearing was closed at 7:13 pm.

The Board reviewed the property for possible steep slopes and found a large portion of the lot is not affected by slopes. Judy Wilson questioned the wetlands and Ron Briggs noted they are Hydric B poorly drained soils.

The Board utilized the Finding of Fact checklist to verify that all requirements have been met. The Board reviewed a request to waive the Site Specific Soil Map requirements as set forth in 4.06(e) of the Subdivision Regulations. **Peter Klose made a motion, seconded by Kevin Conklin, to grant the waiver as presented. Motion unanimously carried by roll call vote.**

The Board reviewed a request to waive the boundary survey requirements as set forth in 4.08(a)i of the Subdivision Regulations. **Kevin Conklin made a motion, seconded by Peter Klose, to grant the waiver as presented. Motion unanimously carried by roll call vote.**

Stan Dudrick made a motion, seconded by Judy Wilson, to approve the Subdivision as presented based on the affirmative finding of facts and to authorize the Chair to sign plans out of session. Motion unanimously carried by roll call vote.

By-Laws & Rules of Procedure

The Board reviewed and amended the current Planning Board Rules of Procedure to change the regular meeting time from 6:30 pm to 6 pm. The amendments will be read again at the next meeting prior to adoption.

Zoning Ordinance Amendments

The Board reviewed and revised the proposed amendment to Article V Section C (Wetland Conservation Overlay Zone) of the Zoning Ordinance. Chairman Sullivan explained that he used the wildlife habitat information from the NH Fish & Game and that this amendment utilizes the NHDES language. Chairman Sullivan noted that if a property owner requires a Variance to build, the Conservation Commission and Planning Board should hold a joint meeting with the Zoning Board to discuss the proposal. Kevin Conklin noted that if a property has a small wetland area, the requirement to survey the entire lot seems excessive. Judy Wilson noted that the size of the wetland should be further discussed. Kevin Conklin questioned if the Town needs these regulations if the State already regulates wetlands.

The Board will continue to review and amend the proposed Wetland Conservation regulations at the next meeting.

Greg Grinnell made a motion, seconded by Judy Wilson, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:28 pm.

Respectfully submitted,

Lianne Boelzner

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