

**TOWN OF EATON  
PLANNING BOARD  
June 21, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, June 21, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Judy Wilson, Kevin Conklin, John Hedden 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 May 17, 2023. ***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 stated that the Foss Mountain Trail will be closed July 10<sup>th</sup> through July 14<sup>th</sup> for repairs. Chairman Sullivan stated that the Commission is encouraging the Planning Board to adopt language restricting the permitted dock size to 30 feet on Conway Lake, which would match Conway's regulations.

**Zoning Board of Adjustment Report**

Peter Klose gave a report on the Zoning Board meeting and stated that the Variance for George Diller was conditionally approved based on Planning Board approval.

**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. ***Kevin Conklin made a motion, seconded by Judy Wilson, to adopt the amendment to change the Planning Board meeting to 6 pm. Motion unanimously carried by roll call vote.***

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

At 6:45 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 correspondence has been received from abutter Adelaide MacMurray-Cooper. Chairman Sullivan stated that the applicant has requested a continuance until the next meeting. ***Peter Klose made a motion, seconded by Kevin Conklin, to recess this Public Hearing until July 19, 2023 at 6:15 pm. Motion carried by unanimous roll call vote.***

## **Public Hearing – Steep Slope Development – George Diller**

At 6:49 pm, Chairman Sullivan opened the Public Hearing on an application by George Diller for development within the Steep Slope Zone on Crystal Lake Road (R03-055).

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 a waiver has been filed for required plan submission, thereby deeming the application complete. ***Kevin Conklin made a motion, seconded by John Hedden, to accept the application for consideration. Motion unanimously carried by roll call vote.***

Andy Fisher of Ammonoosuc Survey gave an overview of the proposed residential house with associated structures (driveway, septic system and well). Andy Fisher noted that the driveway has been redesigned to meet Eaton requirements and that the septic system has been relocated to minimize the impact on slopes. Andy Fisher stated that the site as designed adheres to State Best Management Practices and the spirit of Eaton's Ordinance.

Greg Grinnell questioned markings on the plan and Andy Fisher stated it is an existing logging road that will be removed. Chairman Sullivan stated that topography plans are required to show where the steep slopes are actually located on the property. Judy Wilson questioned whether a drainage plan has been submitted. Andy Fisher stated that the applicant is seeking a waiver for engineered plans. Andy Fisher stated that the design has been prepared for limited environmental impact.

Chairman Sullivan noted that the elevations of the Lake appear to be off approximately 60 feet. Andy Fisher stated that they used an assumed elevation and that all other topography lines are based on that assumed level.

Chairman Sullivan questioned whether the house could be placed closer to the road to avoid some of the steeper slope. George Diller stated that he does not want the house closer to the road and that the turnaround on the road cannot be relocated. Andy Fisher stated that the house was relocated to minimize the impact on the slopes and noted that the lot is limited due to the Shoreland setbacks. Chairman Sullivan noted that the Zoning Board granted a Variance for development within the Steep Slope Zone because of the overall topography of the property.

At 7:18 pm, Chairman Sullivan opened the Public Hearing for public comment. There being none, the Public Hearing was closed.

The Board reviewed the waiver request for engineered plans. John Hedden questioned whether those plans would include soil testing. Chairman Sullivan noted that the applicant has submitted test pit data. Andy Fisher noted that the State has approved the septic system. ***Kevin Conklin made a motion, seconded by Greg Grinnell, to grant the waiver as presented. Motion unanimously carried by roll call vote.***

**Greg Grinnell made a motion, seconded by Kevin Conklin, to approve the Steep Slope Development application as presented. Motion unanimously carried by roll call vote.**

### **Zoning Ordinance Amendments**

The Board reviewed and revised the proposed amendment to Article V Section C (Wetland Conservation Overlay Zone) of the Zoning Ordinance. The Board discussed revising the required buffer to only apply to larger wetland areas but note that small wetland areas cannot be disturbed.

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

**Kevin Conklin made a motion, seconded by Greg Grinnell, to adjourn the meeting. Motion unanimously carried by roll call vote.** The meeting was adjourned at 8:25 pm.

Respectfully submitted,

*Lianne Boelzner*

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