

**TOWN OF EATON
PLANNING BOARD
November 15, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, November 15, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Stan Dudrick, Judy Wilson, John Hedden, Kevin Conklin and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:00 pm.

Review of Minutes

The Board reviewed the Minutes of October 18, 2023. ***Stan Dudrick made a motion, seconded by Peter Klose, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Board of Selectmen Report

Ed Reilly gave an update on two Building Permits issued and noted that only one permit was denied and sent to the Zoning Board of Adjustment for a Special Exception. Ed Reilly gave an update on the Capital Improvements Committee.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and noted that Kristy Foster-Carbone will give a presentation on invasive species at the February meeting. Chairman Sullivan explained that he attended a Natural Resource Inventory presentation and will update the soil maps for clarity.

Zoning Board of Adjustment

Stan Dudrick gave an overview of the Public Hearings for property on Eaton Road, which was approved for a non-conforming shed and a property on Breezy Point, which has been recessed until December 18th.

Zoning Ordinance Amendments

The Board reviewed and revised the proposed Zoning Ordinance updates relative to steep slopes, structures, docks, home occupations, recreational vehicles, acceptance of roads, District boundaries and non-conforming structures.

The Board will be holding a Public Hearing on all proposed Amendments on Wednesday, January 17, 2024.

Kevin Conklin made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:04 pm.

Respectfully submitted,

Lianne Boelzner

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