

**TOWN OF EATON
PLANNING BOARD
December 20, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, December 20, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Judy Wilson, John Hedden, Kevin Conklin, Stan Dudrick 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 November 15, 2023. ***Peter Klose made a motion, seconded by Kevin Conklin, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Board of Selectmen Report

Ed Reilly gave an overview of a Building Permit request for a barn, which was not issued due to questions about future use of the structure.

Zoning Board of Adjustment

Stan Dudrick gave an update on the application for a Special Exception and noted that the applicant withdrew their application so the file has been closed.

Correspondence

Chairman Sullivan gave an overview of the culvert replacement grant program being pursued by GMCG and Saco Headwater Alliance. Chairman Sullivan explained that letters of support for the program are being requested by GMCG and noted that the Selectmen have opted not to send a letter as there are questions that remain unanswered. Ed Reilly explained that one of the important questions is where the culverts are located and whether they are maintained by the Town, State or private property owners. Ed Reilly further stated that as some of the culverts are within State roadways, the NHDOT should be involved in this grant process. Chairman Sullivan stated that he believes it is beneficial to Eaton residents if culverts are upgraded to improve and protect roads during storm events. Chairman Sullivan stated that he wants to submit a letter of support for Phase 1 of the project, which is to hire a professional firm to put together a report on the cost of replacing the culverts within the 13 Towns. Ed Reilly noted that there will be a cost impact to the Town later in the project and that the paperwork required could be cumbersome. Peter Klose noted that there are infrastructure funds available due to the recent flooding issues. Peter Klose explained

that the Town could pursue replacing culverts on their own without applying for FEMA funds. Chairman Sullivan noted that there are 15 culverts on Town roads, with several more that have not yet been assessed, and questioned whether the Planning Board is in favor of sending a letter of support for the grant program. The Board voted in favor of sending a letter of support, with John Hedden abstaining and Ed Reilly voting in the negative.

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. ***John Hedden made a motion, seconded by Stan Dudrick, to take the 11 proposed Zoning Ordinance amendments to Public Hearing on January 17, 2024. Motion unanimously carried by roll call vote.***

Master Plan

The Board discussed putting together a questionnaire to be sent out in the Spring. John Hedden suggested adding a chapter on Economic activity. The following Chapters will be reviewed by Board members for suggested updates and revisions: Chapter 2 – Peter Klose, Chapter 3 – John Hedden, Chapter 4 – Ed Reilly, Chapter 5 – Kevin Conklin, Chapter 6 – Stan Dudrick, Chapter 7 – Dennis Sullivan, Chapter 8 – Judy Wilson.

Judy Wilson made a motion, seconded by Kevin Conklin, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 7:57 pm.

Respectfully submitted,

Lianne Boelzner

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