



Town of Eaton
Planning Board
PO Box 88
Eaton, New Hampshire 03832-0088

Dear Eaton resident or property owner,

Your input is requested to help guide the development of Eaton during the next decade. Please complete and return the enclosed questionnaire.

“Land is a municipality’s most basic resource. The use of land largely determines the character and quality of life within the community. The rate, location and type of growth, and protection of unique features affect not only the municipality’s physical appearance but also its need for public services and facilities.”

New Hampshire Municipal Association, October 2020.

In New Hampshire every town is required to create a Master Plan to guide the overall character, physical form and development of a community (RSA 674:2). It describes how, why, where and when to build in a town and provides guidance to local officials making decisions on budgets, ordinances, capital improvements, zoning and subdivision matters, and other development-related issues.

A Master Plan is not a legal document, but it does provide the legal basis for zoning and other land use regulations. At a minimum a Master Plan must include a section on the vision its citizens have for the town. **This is why it is particularly important for you to share your ideas about the future overall character, physical form and development of Eaton.**

A Master Plan must also have a land use section which translates the vision into physical terms. Based on population, and natural, historic, and cultural resources, it shows existing conditions and the proposed location, extent, and intensity of future land use.

Master Plans are created and amended by each town’s planning board. The Eaton Planning Board has been reviewing our current Master Plan with the intention of updating the plan in 2025. Several questions have resulted from this process and the Planning Board would like input from townspeople on several issues. **This is an opportunity for you to help determine how the Town develops over the next decade.**

Additional information is available from several online resources:

The state law requiring a Master Plan can be found here:
<https://www.gencourt.state.nh.us/rsa/html/LXIV/674/674-2.htm>

Discussion of what goes into a Master Plan is available here:
https://www.nhmunicipal.org/sites/default/files/uploads/workshop-materials/introduction_to_local_land_use_boards_handout.pdf

The current Eaton Master Plan and land use regulations can be found here:
<https://www.eatonnh.org/regulations/>

An online version of the enclosed anonymous questionnaire is available here:

<https://bit.ly/eatonmasterplan>



If you have any questions, please do not hesitate to discuss the future of the Town with any of the members of the Eaton Planning Board, listed below. Please feel free to add additional pages if you choose to do the print version of the questionnaire and need more room for comments.

If there is another person in your household who would like to respond to this survey please make a copy of the survey, pick up another copy at Town Hall, or refer them to the online version.

Return the questionnaire to the Town Hall, in person, or by mail. You can also scan it or take a photo and email it to landuse@eatonnh.org. **To be considered, your questionnaire must be returned by November 18, 2024.**

Thank you for your participation in this important endeavor,

Town of Eaton Planning Board

Chair Dennis Sullivan
Vice Chair Kevin Conklin
Stanley Dudrick
John Hedden
Judy Wilson
Cindy Hall

Alternate Peter Klose

Selectmen's Representative Greg Grinnell

Bethany Hicks, Admin Assistant
landuse@eatonnh.org

Master Plan Questionnaire

Part A. Your Vision for the Town

1. What do you like most about living/owning property in Eaton?

2. What changes would you like to see the most in Eaton?

3. What changes are occurring in Eaton that are most concerning to you?

4. What town services need attention in the coming decade? For example: Town Hall, Town Garage, road maintenance, cell phone tower and service, fire, police, etc.

Part B. Existing Zoning

5. Since the release of the last Eaton Master Plan in 2015 the town has approved several major changes to our zoning ordinances. All of these impose some limits on what people can do with their property while providing benefits to the broader community as a whole. The Eaton Planning Board continues to refine our zoning ordinances based on feedback from the Eaton Select Board and from the public. For each of the changes below that were enacted during the last 10 years, indicate your thoughts on this change.

Existing Zoning	Protections need to be stronger	Is good the way it is	Limits landowners too much	Should be repealed	Unsure
About development on slopes of 15% or more. Zoning Article V, Section E, page 19					
About development on ridges to preserve their forested visual appearance when viewed from Route 153 or Brownfield Road. Zoning Article V, Section F, page 25					
About accessory dwelling unit requirements. Zoning Article IV, Section R, page 8					
About requirements for short term rentals. Zoning Article IV, Section V, page 11					
About home occupations requirements. Zoning Article VII, page 34					

Please elaborate below with any changes you would like to see in these or any other zoning ordinances.

Part C. Possible New Zoning

Various future changes to zoning have been suggested. For each one please indicate whether you are in favor of or opposed to it.

6. Outdoor lighting can be important for safety but can also change the character of a neighborhood at night. Would you be in favor of an ordinance on outside lighting?

Yes No Unsure

Comments:

7. Would you be in favor of an ordinance limiting noise volume and/or the time of day when loud noises are allowed?

Yes No Unsure

Comments:

8. Would you be in favor of an ordinance limiting building near wetlands and streams to protect water quality?

Yes No Unsure

Comments:

9. Would you be in favor of an ordinance limiting commercial solar arrays?

Yes No Unsure

Comments:

10. Would you be in favor of an ordinance limiting wind turbines?

Yes No Unsure

Comments:

11. Are there any other areas you would like to see addressed by zoning.

Comments:

Part D. Other Issues

12. Are you in favor of using Town funds to improve opportunities for recreation on Town land? If so, what types of recreation would you like to see?

Yes No Unsure

Comments:

13. Currently parts of Potter Road and Foss Mountain Road are designated as scenic, which limits tree cutting that can be done by the town and by public utilities (RSA 231:157-158). Are there additional roads that you think should be classified as scenic?

14. The Select Board recently revived the Town Tattler newsletter, which is published two times a year and is sent out with your tax bill. Information is also available through the Town website (eatonnh.org) and the Town Facebook page. Would you like to receive town information through other sources such as those listed below. Circle all that apply.

Email

Instagram

Linkedin

other social media; please specify:

15. Should the Town make the Town Hall (or some other location) available for residents to use during extreme weather events or other emergencies?

Yes

No

Unsure

Comments

16. Are there any other topics you would like to see the Eaton Master Plan address?

Part E. A couple of questions about you.

17. What age bracket do you fall into. Circle one.

Under 20

20 to 39

40 to 59

60 to 79

80 or over

18. Do you own land in Eaton?

Yes

No

19. Is your primary residence in Eaton?

Yes

No

Date _____

Your name _____

Your name is optional to allow us to follow up with you if we have any questions about your comments.