

TOWN OF EATON PLANNING BOARD October 16, 2024

The Planning Board held their regular meeting on October 16, 2024, at 6:00 pm. Present were Chairman Dennis Sullivan, Judy Wilson, Selectmen's Representative Greg Grinnell, Stan Dudrick, Cindy Hall and Kevin Conklin. The meeting was called to order at 6:02 pm.

Meeting Minutes

The Board reviewed the Minutes from September 18, 2024. Dennis Sullivan made two corrections. ***Kevin Conklin made a motion to adopt the amended Minutes, seconded by Judy Wilson. The motion carried by unanimous roll call vote.***

Select Board Report

Selectmen's Representative Greg Grinnell gave the Select Board Report. He updated the Board on Building Permits and stated that a large majority of the Permits were for generators. The Board discussed the driveway that has been modified on the Hertel property. It was suggested that a courtesy letter be sent to the property owner to let them know that the driveway has been unlawfully changed, and that the driveway modifications would need to be corrected before any Building Permits can be approved. Dennis Sullivan stated that he will draft a letter about the driveway.

Conservation Commission Report

Dennis Sullivan gave an update on the Conservation Commission. There was no formal report ready at this time due to the Conservation Commission's meeting schedule. Dennis Sullivan reported that the brush on Foss Mountain had been cut.

Zoning Board of Adjustment

Stan Dudrick gave an update on the Zoning Board. The Zoning Board approved a rehearing appeal from the Selectmen concerning a shed placed within the road setbacks on a property located on McCormack Lane. The applicant's claims of hardship due to steep slope should have first been determined by the Planning Board and not the Zoning Board. In addition, the Town Administrator was made aware that one of the abutters to the property was not properly notified of the original hearing. For these reasons, a rehearing was granted.

Land Use Regulations

The Board reviewed the Town's RV Zoning Ordinance. It was suggested to change Article IV, Section G 2, from "**Stored and Unoccupied** Camping and Recreational Vehicles must conform to all setback requirements" to "**All** Camping and Recreational Vehicles must conform to all setback requirements." The Board also edited the definition of Recreational Vehicle in the Zoning Ordinance (page 51). The new definition is as follows: "**Recreational and Camping Vehicle:** A vehicle or vehicular attachment with sleeping or living quarters for one or more persons, which is not a Dwelling, and which may include, but is not limited to, a pickup camper, travel trailer, tent trailer, motor home, or converted van." The Board also reviewed changes to RSAs from the State and worked on applying them to the Town's Zoning Ordinances.

Master Plan

The final version of the Questionnaire was mailed out to residents on October 16th, with residents asked to return them by November 18, 2024. The results will be organized into a spreadsheet for analysis. The Board will review the results from the Questionnaire at their December meeting. The Board will also review the Conservation Commission's contribution to the Master Plan at the December meeting.

Kevin Conklin made a motion, seconded by Greg Grinnell, to adjourn the meeting. The motion passed by unanimous roll call vote and the meeting was adjourned at 7:50 pm.

Respectfully submitted,

Bethany Hicks

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