

**TOWN OF EATON
PLANNING BOARD
January 17, 2024**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, January 17, 2024. Present were Chairman Dennis Sullivan, Judy Wilson, John Hedden, Kevin Conklin and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:03 pm.

Review of Minutes

The Board reviewed the Minutes of December 20, 2023. ***Kevin Conklin made a motion, seconded by Judy Wilson, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Board of Selectmen Report

Ed Reilly gave an update on the Building Permit for a barn on Hatch Hill Road and explained that the applicant was advised that additional approvals would be required if the use changed from the proposed storage.

Conservation Commission

Chairman Sullivan gave an update on the Commission and noted that they are working on the Conservation Plan and reviewing Master Plan materials for input to the Planning Board. Chairman Sullivan stated that a Natural Resource Inventory study group is being formed to review the Inventory to identify items in special need of protection.

Correspondence

Chairman Sullivan stated that Peter Klose could not attend tonight's meeting and submitted his recommendation for the Master Plan format.

Zoning Ordinance Amendments

At 6:15 pm, Chairman Sullivan read the Public Hearing notice and opened the Hearing on the proposed Zoning Ordinance amendments.

Amendment #1 relative to Wireless Telecommunications Facilities (Article VIII, Section A). Chairman Sullivan noted that this amendment is to correct the State Statute reference. John Hartman questioned whether the Town should adopt regulations

pertaining to solar farms in keeping with the Master Plan. Chairman Sullivan stated that the Planning Board will discuss this suggestion after reviewing State regulations.

Amendment #2 relative to Steep Slope Protection (Article V, Section IV.C). Chairman Sullivan stated that this amendment reduces the area required to be mapped and analyzed during the application process. Kevin Conklin noted that this reduces the burden on property owners.

Amendment #3 relative to Structures (Article IV, Section N). Chairman Sullivan stated that this amendment removes “patios” from requiring a Building Permit, but still requires them to meet setbacks. Chairman Sullivan noted that this amendment request came from the Selectmen.

Amendment #4 relative to Structures (Article IV, Section N). Chairman Sullivan stated that this amendment adds language regarding docks and noted that this amendment request came from the Conway Lake Association.

Amendment #5 relative to Home Occupations (Article VII). Chairman Sullivan stated that this amendment would allow for more than one employee and clarifies external evidence. Chairman Sullivan noted that this amendment request came from the Zoning Board of Adjustment.

Amendment #6 relative to Camping & Recreational Vehicles (Article IV, Section G). Chairman Sullivan stated that this amendment modifies requirements for Camping and Recreational Vehicles and was requested by the Selectmen.

Amendment #7 relative to acceptance of roads (Article IV, Section I.2). Chairman Sullivan stated that this amendment clarifies acceptance of roads and noted that this amendment request came from the Selectmen.

Amendment #8 relative to Boundaries (Article II, Section D). Chairman Sullivan stated that this amendment is a clarification of District boundaries by utilizing Map and Parcel boundaries.

Amendment #9 relative to Zoning Maps (Article II, Section B). Chairman Sullivan stated that this amendment updates the Town Zoning Map to show property boundaries.

Amendment #10 relative to Nonconforming Structures (Article VI, Section 3). Chairman Sullivan stated that this amendment clarifies whether the height of a nonconforming structure can be changed and noted that this clarification was requested by the Zoning Board of Adjustment.

Amendment #11 relative to Nonconforming Structures (Article VI, Section 3.c). Chairman Sullivan stated that this amendment changes the term “existing grandfathered building” to “existing lawful nonconforming building”.

There being no further questions or discussion, Chairman Sullivan closed the Public Hearing at 7:02 pm.

Kevin Conklin made a motion, seconded by John Hedden, to put the 11 proposed Zoning Ordinance amendments on the 2024 Town Meeting Warrant. Motion unanimously carried by roll call vote.

Master Plan

The Board discussed the Master Plan update and noted that next month's meeting will focus on updates to the Plan.

Kevin Conklin made a motion, seconded by Judy Wilson, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 7:15 pm.

Respectfully submitted,

Lianne Boelzner

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