

**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

Lianne Boelzner

TOWN OF EATON PLANNING BOARD February 21, 2024

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, February 21, 2024. Present were Chairman Dennis Sullivan, Judy Wilson, Kevin Conklin and Selectmen's Representative Greg Grinnell. The meeting was called to order at 6:00 pm.

Review of Minutes

The Board reviewed the Minutes of January 17, 2024. ***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

Greg Grinnell gave an update on the Building Permits issued for a greenhouse on Brownfield Road and a new bathhouse at Camp Waukeela.

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 reviewing issues that could come to the Planning Board for potential Ordinances. Chairman Sullivan noted that the Commission may need to meet with property owners or pursue easements with USVLT to address possible threats to wildlife.

Master Plan

Chapter 5: Kevin Conklin noted that other than the Town Beach, there is not a lot of recreation opportunities. The Board discussed the possible use of Town lands for trails. Judy Wilson questioned if the Town Hall could be used for adult programs.

Chapter 7: Chairman Sullivan gave an overview and reviewed the goals/objectives. It was noted that goals to address wetlands and the groundwater will be developed. The Board discussed the need to explore additional means of generating revenue.

Chapter 8: Judy Wilson reviewed the goals of implementation and noted that current census information will be obtained.

The Board will continue reviewing the Master Plan for updates and begin developing the questionnaire to be sent to all property owners.

Kevin Conklin made a motion, seconded by Greg Grinnell, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:10 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
March 20, 2024**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, March 20, 2024. Present were Chairman Dennis Sullivan and Judy Wilson. There not being a quorum present, a work session was called to order at 6:05 pm.

Conservation Commission

Chairman Sullivan gave an update on the Commission and the NRI study group. Chairman Sullivan explained that the Commission is not in favor of trails because of the cost to maintain them. Chairman Sullivan stated that the Commission wants to make sure that when the Master Plan questionnaire is developed, people are made aware of the Commission's position and that pros and cons are clearly stated.

Master Plan

The Board reviewed the previous Master Plan questionnaire and removed questions pertaining to high-speed broadband and ridgeline development.

The Board will focus on Chapters 2 and 3 at their next meeting.

The work session was adjourned at 7:25 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

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

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, April 17, 2024. Present were Chairman Dennis Sullivan, Judy Wilson, Kevin Conklin, John Hedden and Selectmen's Representative Greg Grinnell. The meeting was called to order at 6:02 pm.

Review of Minutes

The Board reviewed the Minutes of February 21, 2024. ***Judy Wilson made a motion, seconded by Kevin Conklin, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

The Board reviewed the Minutes of March 20, 2024. ***Kevin Conklin made a motion, seconded by Judy Wilson, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Conservation Commission

Chairman Sullivan gave an update on the Commission and noted that they are reviewing the Master Plan. Chairman Sullivan suggested holding a joint meeting in July to review the questionnaire. Chairman Sullivan gave an overview of the NRI update. Dick Fortin noted that the Commission discussed a potential cell tower as there is interest in the possible placement of a tower on the Bloise lot on Towle Hill Road.

**Public Hearing – Scenic Road
Town of Eaton**

At 6:15 pm, Chairman Sullivan opened the Public Hearing on an application from the Town of Eaton to remove dead and hazard trees along two Scenic Roads pursuant to RSA 231:158. Chairman Sullivan explained the process for the Public Hearing.

All notices have been posted and abutters notified. No correspondence was received. Kevin Conklin stated that he lives on Stewart Road but that no trees are on his property. Chairman Sullivan stated that he lives on Foss Mountain Road but has no opinion on the trees to be removed. ***John Hedden made a motion, seconded by Judy Wilson, to accept the application for consideration. Motion unanimously carried.***

Selectmen Dick Fortin gave an overview of the six trees marked on Stewart and Foss Mountain Roads and noted that four are dead and two are hollow. Dick Fortin stated that the birch tree is a clump of three and requested that permission be granted to cut

the entire tree. Dick Fortin stated that there are a total of 15 trees on Potter Road, 12 dead and 3 dying. Kevin Conklin stated that he walked Potter Road and that the marked trees are definitely dead.

At 6:25 pm; Chairman Sullivan opened the hearing for public comment. Chairman Sullivan read a letter from Marnie Cobbs requesting that the two maple trees not be cut. Road Agent Heath stated that those two trees are dead but there are other trees in the area that are still healthy and noted that with the wind in that area, he wants to protect vehicles from potential damage if a limb comes down. Dick Fortin stated that some trees are losing integrity after the last storm.

There being no further public comment, Chairman Sullivan closed the public hearing at 6:28 pm. Greg Grinnell stated that safety is an issue if there is any potential for damage, the trees should be taken down. Kevin Conklin stated that a lot of trees fell during the last storm.

Kevin Conklin made a motion, seconded by John Hedden, to approve the request to remove trees as presented. Motion carried by roll call vote, with Chairman Sullivan abstaining.

Public Hearing - Eversource

At 6:33 pm, Chairman Sullivan opened the Public Hearing for Eversource Energy to trim and remove trees along two designated Scenic Roads pursuant to RSA 231:158.

All notices have been posted and abutters notified. No correspondence was received. ***John Hedden made a motion, seconded by Judy Wilson, to accept the application for consideration. Motion unanimously carried.***

Robert Bernier of Eversource explained that maintenance trimming takes place every four to five years to reduce power outages and that selective cutting will take place along the Scenic Roads. Judy Wilson questioned who determines if a tree is dead. Robert Bernier stated that a tree expert is hired to review the trees.

At 6:37 pm, Chairman Sullivan opened the hearing for public comment. Dick Fortin asked whether any of the trees to be removed are close to the third bridge on Potter Road and questioned whether removal of those trees would further impact the banking. Road Agent Heath stated that as long as the stump remains intact, there would be no issues.

Lindsay Kafka stated that there are trees on Potter Road that have been marked for quite a while and have not been removed. Robert Bernier explained the process and noted that if a property owner does not permit the cutting, the tree remains. Lindsay Kafka stated that there is value to the tree canopy and noted that there are leaning trees that are not marked.

David Lovequist questioned whether the tree removal is for maintenance and to remove hazard trees or whether the power line will be extended. Robert Bernier stated that he is not aware of any extension of service. Steve Farrell questioned how tree cutting on non-scenic roads occurs. Robert Bernier stated that those trees will most likely be cut during the same time frame and that property owners will be notified.

Paul Hennigan stated that the notification system by Eversource works well. Lindsay Kafka questioned whether Eversource will walk the road to discuss the proposal with abutters in Eaton and Conway and proposed a site visit to understand the impact. Robert Bernier noted that it is not normal procedure to conduct site visits.

There being no further public comment, Chairman Sullivan closed the public hearing at 6:50 pm.

Kevin Conklin noted that 63 trees to be removed seems like a lot of trees. Robert Bernier explained that the trees are dead or leaning and pose a threat and are within the road right-of-way. Judy Wilson questioned if this is the first time that trees are being cut on Potter Road. Chairman Sullivan noted that trimming has occurred but no trees cut in the past except for the area at the first bridge during construction. William Heath noted that during this past storm, more than a dozen pine trees fell on Potter Road. John Hedden noted that the marked trees on Potter Road appear to be expendable for the scenic qualities.

Kevin Conklin made a motion, seconded by Judy Wilson, to approve the cutting of trees on the Scenic Roads as shown on the plans. Motion unanimously carried by roll call vote.

Election of Officers

Kevin Conklin made a motion to elect Dennis Sullivan as Chair, seconded by Greg Grinnell. Motion unanimously carried by roll call vote.

Dennis Sullivan made a motion to elect Kevin Conklin as Vice Chair, seconded by John Hedden. Motion unanimously carried by roll call vote.

Master Plan

Chapter 3: John Hedden noted that maintenance costs for the roads should be discussed within this Chapter. John Hedden stated that the Board should discuss the issue of GPS and navigation tools bringing more traffic through Town. John Hedden questioned whether the Board wants to discuss electric vehicles and whether the Town should have charging stations.

Chapter 2: The Board discussed the possibility of designating additional roads as scenic and will further discuss when the questionnaire is being developed. The Board reviewed and amended the draft version of Chapter 2.

The Board will continue reviewing the Master Plan for updates and begin developing the questionnaire to be sent to all property owners. Chairman Sullivan asked whether the questionnaire should ask if the residents are comfortable with the recent Zoning Ordinance amendments. Chairman Sullivan suggested giving information on possible amendments to be proposed, such as the wetland buffer. It was noted that the Board will put together a draft questionnaire to be reviewed at a joint meeting with the Conservation Commission and Selectmen in July.

The Board suggested reviewing the Hazard Mitigation Plan to determine if any issues should be covered in the Master Plan. John Hedden questioned how many generators are in Town and the percentage of homes in a flood risk area.

John Hedden made a motion, seconded by Kevin Conklin, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

TOWN OF EATON PLANNING BOARD May 15, 2024

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, May 15, 2024. Present were Chairman Dennis Sullivan, John Hedden and Selectman's Representative Greg Grinnell. There not being a quorum present, a work session was called to order at 6:00 pm.

Conservation Commission

Chairman Sullivan gave an update on the Commission and the NRI study group. The Commission received a report from the NRI on high priority issues, such as water quality, erosion, flooding, groundwater, and the use of water by wildlife and recreational activities. The report also emphasized the importance of large, continuous blocks of land for wildlife.

Select Board Report

Greg Grinnell gave updates about the beach. He also reported that Camp Waukeela might be putting up Private Property signs to discourage people from parking on their land across the street from the beach. Greg Grinnell stated that no new building permits have been issued.

At 6:40 pm Board Member Judy Wilson arrived, creating a quorum.

Review of Minutes

The Board reviewed and amended the Minutes of April 17, 2024. **Judy Wilson made a motion to adopt the amended Minutes, seconded by John Hedden. Motion unanimously carried.**

Master Plan

The Board worked on Chapter 4 of the Master Plan.

The Board will focus on Chapter 6 at their next meeting.

John Hedden made a motion, seconded by Greg Grinnell, to adjourn the meeting at 8:05 pm.

Respectfully submitted,

Bethany Hicks

Bethany Hicks

TOWN OF EATON
PLANNING BOARD
June 19, 2024

The Planning Board held their regular meeting on June 19, 2024, at 6:00 pm. Present were Kevin Conklin and Judy Wilson. There not being a quorum present, a work session was called to order at 6:00 pm.

Master Plan

Chapter 6 of the Master Plan was discussed. Suggestions were made to adjust the appendix. Judy Wilson proposed changing the dollar amounts to percentages under the 'valuation' column in the Summary of Inventory. Kevin Conklin suggested adding wording about quality of life to the Chapter 6 goal.

The Board is going to investigate the need for a section about shoreline protection, because shorelines are already under protection from the State.

The work session was adjourned at 6:53 pm.

Respectfully submitted,

Bethany Hicks
Bethany Hicks

TOWN OF EATON PLANNING BOARD July 17, 2024

The Planning Board held their regular meeting on July 17, 2024, at 6:00 pm. Present were Chairman Dennis Sullivan, Kevin Conklin, Judy Wilson, John Hedden, and Stan Dudrick. The meeting was called to order at 6:02 pm.

Meeting Minutes

The board reviewed the Minutes from May 15, 2024. **Dennis Sullivan made a motion to adopt the Minutes, seconded by Stan Dudrick. Motion unanimously carried.** The board reviewed the Minutes from June 19, 2024. **Judy Wilson made a motion to adopt the Minutes, seconded by Kevin Conklin. Motion unanimously carried.**

Conservation Commission Report

Dennis Sullivan gave an update on the Conservation Commission. He stated that the Conservation Commission had been working on their part of the Master Plan and that they were ready for the joint meeting on July 22, 2024.

Master Plan

The board worked on the agenda and questionnaire for the upcoming joint meeting of the Selectmen, Conservation Commission, and Planning Board on July 22, 2024. Chairman Sullivan reminded the board that the goal for the upcoming joint meeting is to listen to feedback so we can improve the Master Plan. Dennis Sullivan suggested adding time constraints on the agenda so the meeting would not extend too late into the evening. John Hedden suggested adding information to the questionnaire about town business being even more internet-based in the future. Stan Dudrick suggested adding a question about cell phone coverage to the questionnaire. Dennis Sullivan proposed that an additional Planning Board meeting be scheduled after the joint board meeting to discuss any potential changes to the questionnaire.

The board discussed ways to get the final draft of the questionnaire to all the town residents. Dennis Sullivan suggested finding out the reach of the Eaton Ears email chain and proposed sending the questionnaire to residents this way. John Hedden and

Kevin Conklin suggested creating a QR Code that links to the questionnaire and displaying the QR Code in Town Hall and the Post Office. Bethany Hicks stated that the official way to make sure only residents get a copy of the questionnaire is to send a physical copy to each resident's official mailing address.

John Hedden made a motion, seconded by Stan Dudrick, to adjourn the meeting at 7:32 pm.

Respectfully submitted,

Bethany Hicks

Bethany Hicks

**TOWN OF EATON
PLANNING BOARD
July 22, 2024**

The Planning Board held a Special Joint Board Meeting at the Eaton Town Hall on Monday, July 22, 2024. Present were Chairman Dennis Sullivan, Judy Wilson, John Hedden, Kevin Conklin, Stan Dudrick and Peter Klose. The meeting was called to order at 6:00 pm.

Also present were Selectmen Ed Reilly, Greg Grinnell and Dick Fortin and Conservation Commission members Marnie Cobbs, Holly Fortin, Paul Nuccio, Robin Nuccio and Dagmar von Schwerin.

Planning Chair Dennis Sullivan gave an overview of the Master Plan purpose and read the pertinent State Statutes (674:1). Chairman Sullivan explained that the purpose of the meeting is to gather input on Master Plan Chapters relevant to the Selectmen and Conservation Commission and to review the draft questionnaire. Chairman Sullivan noted that the Planning Board is currently reviewing the 2015 Master Plan to determine whether any of the stated goals/objectives have been achieved and can be removed from the Plan.

The Selectmen reviewed Chapter 4 (Town Hall Operations). Ed Reilly noted that the Town Hall should be enhanced to make it ready to be used as an Emergency Operations Center during emergency situations. Kevin Conklin questioned whether it would be used by citizens during events as well as emergency service personnel. Dick Fortin noted that in prior Plans it was noted that residents take care of each other and that shelters are not needed, but that the population is changing and that it may be necessary to provide an open facility. Kevin Conklin questioned whether this issue should be part of the 10-year Plan to address upgrades to Town Hall. Ed Reilly stated that if the Town wants to move in that direction, the Selectmen can work with the affected Departments to determine what would be needed at the facility. Kevin Conklin stated that a stated goal could be to determine whether the shelter would be needed.

Ed Reilly reviewed the current goals/objectives. Ed Reilly stated that the Selectmen are working on a Volunteer Manual that could include employees and replace the Operations Manual. Bethany Hicks gave an update on the new Town Facebook page. Dick Fortin noted that the issue with notices via websites and Facebook is that when the power is out, there is no internet access. Kevin Conklin questioned if that is a good reason that the Town Hall be open during storms. Ed Reilly noted that the Selectmen are working on cybersecurity issues and an update was given on the status of computer security. Dick Fortin stated that the Selectmen are looking at ways to digitize all Town records.

Dick Fortin stated that objectives regarding Fire and Ambulance services should be split due to the difference in contracts. Ed Reilly recommended that all Board members read

RSA 91-A. Judy Wilson questioned the status of getting house number signs for residents. Ed Reilly noted that the Selectmen put out requests to the residents on an annual basis.

Conservation Commission Chair Marnie Cobbs explained that the Commission has been focusing on the Recreation, Land Use and Natural Resources chapters of the Master Plan and will be submitting draft revisions to the Planning Board.

Dick Fortin stated that the blueberry fields on Foss Mountain are not recreation and that the Town used to have a Parks & Recreation Department. Marnie Cobbs expressed concern regarding water quality in the lakes and noted that the Conservation Commission has not been involved in making sure that the water is protected. Ed Reilly questioned who would be responsible if the Town hired extra people to monitor the water bodies. Marnie Cobbs stated that the Town of Conway works with the NH Lakes Association (NHLA). Greg Grinnell questioned whether there is funding available. Marnie Cobbs stated that NHLA does have programs and that they also work with land owners regarding best management practices for lake front properties. Paul Nuccio noted that there is commercial use of the canoe put-in on Potter Road. Marnie Cobbs noted that the State has put that launch on their website even though it is on private property. The Board discussed education to prevent invasive species in Eaton's waters.

Paul Hennigan expressed concern regarding USVLT and noted that the Foss Mountain trail is expensive to maintain. Dennis Sullivan explained that USVLT had originally discussed the creation of trails but has reconsidered that proposal due to concerns expressed by the Eaton Conservation Commission. Kevin Conklin stated that the Planning Board did discuss additional trails and noted that issues such as parking on roads should be discussed. Dick Fortin noted that the Commission is not equipped to deal with the increased use of Foss Mountain.

The Board reviewed the draft Master Plan questionnaire. Greg Grinnell noted that steep slopes should be identified with a percent of slope and stated that he supports controlled growth. Dennis Sullivan noted that the questionnaire is being reviewed, which will solicit input from residents.

Marnie Cobbs suggested revising #7 to ask how people recreate in Eaton and perhaps use a list. The question should ask what residents do or like to do in Eaton. Marnie Cobbs suggested sending the draft questionnaire to the Conservation Association to review and make suggestions. Judy Wilson stated that more open-ended questions will solicit input from residents. Kevin Conklin noted that it would then be more difficult to tabulate the answers.

Paul Hennigan stated that the addition to Town Hall has been within the Master Plan for quite a while and stated that the question should be revised to allow residents to express their thoughts. Ed Reilly stated that the Selectmen continue to discuss the Garage and Town Hall projects and noted that the two questions do not belong on this questionnaire. Dennis Sullivan stated that the NH Planning Handbook states that these

projects do belong in the Master Plan. Dick Fortin stated that the Selectmen will work on a revision to these questions.

Ed Reilly stated that the Eaton School Board is working on contract negotiations and that asking questions regarding the school is not appropriate. Paul Hennigan stated that the school is not relevant to the Master Plan. John Hedden questioned whether the topic of education should be included in the Plan. Kevin Conklin stated that the benefit of the Master Plan is that it outlines what the Town does for residents. Judy Wilson stated that the School District operates separate from the Town and that they could put out their own questionnaire. Dennis Sullivan stated that this information could be useful for planning purposes. Peter Klose stated that no where within the State description does it reference education. Kevin Conklin asked why any questions pertaining to education if it is not part of the Master Plan. John Hedden stated that including information about major financial expenses that exist in Town is beneficial to new residents.

Dick Fortin suggested requesting assistance from NH Municipal Association to review and revise the questions. Marnie Cobbs stated that the Board should determine what information they are looking to obtain and then work with the Conservation Commission Association to revise the questions.

Ed Reilly stated that the topic of wetland setbacks was discussed at the last joint Board meeting and noted that residents should be asked whether they are in favor of limits rather than what they think. Stan Dudrick noted that the Zoning Board already receives pushbacks because the Town's setback requirements are more stringent than the State regulations. Dennis Sullivan stated that the Planning Board will review those setback requirements. Marnie Cobbs noted that there was discussion on educating property owners prior to adoption of any regulations. Dennis Sullivan stated that the Town can adopt regulations while educating the public. Ed Reilly noted that these regulations affect private land so residents should be asked for input.

The meeting was adjourned at 8:02 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

TOWN OF EATON PLANNING BOARD August 21, 2024

The Planning Board held their regular meeting on August 21, 2024, at 6:00 pm. Present were Chairman Dennis Sullivan, Judy Wilson, and John Hedden. The meeting was called to order at 6:03 pm.

Meeting Minutes

The board reviewed the Minutes from July 17, 2024, and made an adjustment. **Judy Wilson made a motion to adopt the adjusted Minutes, seconded by John Hedden. The motion carried.** The board reviewed the Minutes from the joint meeting on July 22, 2024. **John Hedden made a motion to adopt the Minutes as written, seconded by Judy Wilson. The motion carried.**

Conservation Commission Report

Dennis Sullivan gave an update on the Conservation Commission. He stated that Marnie Cobbs is resigning as Chair and Paul Nuccio will be replacing her in that position. The Conservation Commission is finalizing their contributions to the Master Plan.

Zoning Board of Adjustment

The Zoning Board of Adjustment recently granted a variance to Philip and Naomi Lavori to change the minimum leach field setbacks on their property so a new and improved septic system can be installed.

Administration

The planning board was presented with a request by Philip and Naomi Lavori to merge their two adjoining properties. John Hedden pointed out that merging the two properties will prevent the second lot from being developed, which could be a good thing, because the second lot consists of a large area classified as wetlands. John Hedden stated that if the second lot stayed separate, it could potentially be built on in the future and that could have a negative impact on the surrounding wetlands. **The Board unanimously agreed to approve the lot merger.**

Master Plan and Questionnaire

The Board discussed the July 22, 2024, joint meeting between the Planning Board, Conservation Commission, and Selectmen. Dennis Sullivan expressed concern that the point of the joint meeting may have been missed, because people seemed more focused on the contents of the questionnaire than the Master Plan. John Hedden stated that writing the new Master Plan was a significant opportunity to set goals for the community and address key issues in the Town. John Hedden also stated that the "we have always done it this way" sentiment can be a dangerous attitude to have and pointed out that it is important to remember that the Master Plan is not a legally binding document. John Hedden stated that important issues to the town do belong in the Master Plan, as this opens an opportunity for the Plan to be expansive and a look at where we could go as a community. Dennis Sullivan agreed, stating that the Master Plan is supposed to be about where we want the Town to be in ten years.

The Board reviewed samples of Master Plans, questionnaires, and surveys from nearby towns, such as Freedom, Madison, and Conway. The Board also reviewed an email from Barbara Richter, the executive director at NHACC. Barbara Richter suggested using broad questions that lead to more specific topics on our questionnaire and listed several example questions. A copy of this email was placed in the Master Plan folder for future reference. John Hedden stated that the Board should approve any question that someone wants in the questionnaire. Dennis Sullivan agreed but stated that it is important the Questionnaire does not get too long. Judy Wilson stated that it is necessary to make sure people know what a Master Plan is, and that the Questionnaire should direct them to the Town Webpage or a paper copy at Town Hall so they can see the current Master Plan for themselves.

The topic of including a chapter about education in the Master Plan was discussed. In the past, schools and education have not been included in the Master Plan. Dennis Sullivan suggested that there should be a chapter on education included in the Master Plan, because it is a large expense to the town. John Hedden pointed out that education is an essential service and has a large impact on the town with the way it is provided. John Hedden stated that the town should stay aware of the options for providing education, with a focus on the quality of the schools. John Hedden stated that this is also a way to attract young families to the community. Dennis Sullivan stated that he will reach out to the Eaton School Board to see if they want any education-related questions added to the questionnaire.

The Board continued to discuss the questionnaire. Dennis Sullivan suggested making a separate questionnaire for the Selectmen, which would ask them the ten greatest risks to the Town and the ten greatest strengths of the Town. John Hedden suggested a section about cell phone towers be included in the questionnaire. Judy Wilson suggested including the topic of outdoor lighting in the questionnaire. Judy Wilson also suggested changing the Master Plan regarding the Town Hall as the Emergency Center

and possibly having Town Hall accessible to residents during extreme weather events and other situations. Judy Wilson pointed out that in the past, the Town had an attitude of personal independence, but there are now many people in town who do not have friends or family in the area to help if a problem arises. John Hedden suggested adding a section in the questionnaire that asks residents "What three things do you like best about Eaton." Judy Wilson suggested adding "What town services need investment in the coming decade?" to the questionnaire. The Board also discussed the ways in which to distribute the questionnaire to residents. John Hedden suggested making a QR code in Town Hall that would link to a digital version of the questionnaire. Dennis Sullivan suggested mailing copies of the questionnaire to both the property owners and the registered voters in town and stated that renters who live in Eaton should also be allowed to state their opinions for the vision of the Town.

John Hedden made a motion, seconded by Judy Wilson, to adjourn the meeting at 8:00 pm.

Respectfully submitted,

Bethany Hicks

Bethany Hicks

TOWN OF EATON
PLANNING BOARD
September 18, 2024

The Planning Board held their regular meeting on September 18, 2024, at 6:00 pm. Present were Chairman Dennis Sullivan, Judy Wilson, Selectmen's Representative Greg Grinnell, Stan Dudrick, and Kevin Conklin. The meeting was called to order at 6:00 pm. Dennis Sullivan made the announcement that Cindy Hall has been appointed as a Board Member. Peter Klose has been appointed as an alternate.

Meeting Minutes

The board reviewed the Minutes from August 21, 2024. **Judy Wilson made a motion to adopt the Minutes as written, seconded by Peter Klose. The motion carried by unanimous roll call vote.**

Conservation Commission Report

Dennis Sullivan gave an update on the Conservation Commission. The Conservation Commission is having brush cut on Foss Mountain, as well as working on ways to improve the blueberry harvest next year. Trail maintenance will be done in October. The Conservation Commission is also petitioning the Department of Transportation to create low salt areas to protect our wetlands and Crystal Lake during the winter when snow and ice needs to be mitigated. Finally, the Conservation Commission is exploring a program with NHCC that would provide an intern student to supervise the boat launch at Crystal Lake to prevent contamination from aquatic invasive species.

Master Plan

The Board worked together on editing the Questionnaire. A Board Member suggested removing the opening paragraphs in the Questionnaire and creating a separate cover letter instead. Dennis Sullivan stated that he will work on a cover letter. The questions were streamlined and edited to make sure they are as neutral as possible and do not bias the answers. The Board discussed ways to distribute the Questionnaire in addition to the planned mailing list. It was decided that an online survey will be created, and the link will be posted on the Town's website. Residents will also have the option to print out a copy of the Questionnaire themselves.

Stan Dudrick made a motion, seconded by Greg Grinnell, to adjourn the meeting at 8:03 pm.

Respectfully submitted,

Bethany Hicks

Bethany Hicks

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

Bethany Hicks



**Planning Board &
Zoning Board of Adjustment
Town of Eaton
Evans Memorial Building
Eaton, NH 03832**

November 20, 2024

The Planning Board and Zoning Board of Adjustment met on Wednesday, November 20, 2024, at the Town Hall for a joint meeting. Present for the Zoning Board were Chairman Steve Larson, John Border, Megan Hoffer, Mark Griffin, and Pam Burns. Present for the Planning Board were Chairman Dennis Sullivan, Peter Klose, Greg Grinnell, Cindy Hall, Judy Wilson, and Kevin Conklin. Dennis Sullivan called the meeting to order at 6:00 pm and appointed alternate Peter Klose as a Planning Board member for the evening.

Cindy Hall made a motion to waive the reading of the Planning Board Minutes from October 23, 2024, and adopt them as written. Kevin Conklin seconded the motion. The motion unanimously carried.

Select Report

Greg Grinnell gave a report from the Select Board. He reported that the Zoning Board case involving a shed improperly placed within the road setbacks had been resolved as the property owners have applied for a building permit to move the shed to a more appropriate area. Greg Grinnell reported that there is a possibility of a cell phone tower being built at the King Pine ski area. Greg Grinnell stated that the Selectmen are keeping tabs on the possibility of a cell phone tower being built in that location, and that might mean the Town would not need an additional cell phone tower constructed.

Conservation Commission

Planning Board Chairman Dennis Sullivan stated that the Conservation Commission did not have a report prepared for this meeting.

Zoning Board

Zoning Board Chairman Steve Larson reported that Case #2024- involving an improperly parked RV had been resolved, as the property owners are removing the RV from the property and therefore had withdrawn their application for a Variance from the Zoning Board. Steve Larson confirmed that Case #2024- involving the shed placed in the road setbacks had been resolved by the property owners moving the shed.

Administration

The Planning Board discussed a voluntary merger of two lots on Youngs Road that are both owned by the same person. Dennis Sullivan explained that merging the lots was in the best interest of the Town, because one of the lots is very small and does not meet Zoning Ordinances for building.

Kevin Conklin made a motion to approve the voluntary lot merger, seconded by Judy Wilson. The motion unanimously carried.

At 6:15 pm Planning Board Chairman Dennis Sullivan opened the Public Hearing to consider Case #2024-03 an application for a short-term rental from Michael Kent.

Kevin Conklin made a motion, seconded by Cindy Hall, to accept the application from Michael Kent as complete. The motion unanimously carried.

Chairman of the Zoning Board Steve Larson introduced the Zoning Board members and invited applicant Michael Kent to state his case.

Michael Kent stated that the property in question has been used as a short-term rental for approximately six years and that he was unaware until six months ago that he was not allowed to use the property in that way without approval from the Town. Michael Kent stated that the property is usually rented from approximately three to ten days in a row and that his family also frequently uses the property. Michael Kent stated that because the property is expensive to rent and maintain, they do not get rowdy or disrespectful people staying on the property. Michael Kent stated that his renters are usually families, and that he requires background checks on all renters and that he does not allow parties on the property. Michael Kent stated that his property is over 85 acres in size and the house is over 2,000 feet from the closest neighbor. Michael Kent stated that while the home has four bedrooms, the maximum occupancy on the rental listing is for twelve people. Michael Kent also stated that he employs a house cleaner and a caretaker to consistently maintain the property.

Chairman of the Zoning Board Steve Larson asked the audience if anyone wanted to speak in favor of Mr. Kent's application. There were no comments. Chairman Larson then asked the audience if anyone wanted to speak against the application. Thaire Bryant stated that asking for forgiveness after breaking the rules instead of asking for permission to begin with goes against the Town's Zoning Ordinances. Joel Wasserman spoke about a negative experience he had involving noise and vulgar language at a different short-term rental property and expressed concern about a similar situation happening in Eaton. Michael Kent responded that he does not allow that type of renter at his property, and that most of his renters are repeat customers that visit every year. Michael Kent also reiterated that the home is over 2,000 feet from the closest neighbor, which means any noise made by his renters is a good distance away from any surrounding properties.

John Border stated that one of the Zoning Regulations concerning short-term rentals states that the property must be owner occupied and questioned Michael Kent on the frequency in which he is at the property. Michael Kent replied that he does not frequently stay at the property, but that his children and grandchildren stay at the property on a regular basis and do not pay rent to do so. Michael Kent also stated that he has a full-time caretaker acting as his proxy, and that the caretaker is frequently at the property every day of the week doing maintenance. John Border also pointed out that the applicant's home has four bedrooms, and the Zoning Ordinance allows for no more than three bedrooms in a short-term rental. Steve Larson stated that approvals are given to the property itself and not the owner of the property, and that good caretaking by the current owner should have no bearing on the decision made by the Board.

Judy Wilson asked what name was on the deed to the property. Michael Kent stated that only his name is on the deed. Steve Larson stated that there is no way to regulate how the

property is occupied by the owner, and that it is also not quantified in the Zoning Regulations. Kevin Conklin stated that the Board should consider the intent of those who wrote the document and interpret it from that perspective. Thaire Bryant stated that the statute was written about in-law apartments. Greg Grinnell asked how frequently the caretaker was on the property. Michael Kent stated that the caretaker is on the property at least twice a week, and frequently he is there every day. Michael Kent stated that he also has a housekeeper there cleaning after every rental. Judy Wilson stated that the Zoning Regulations say the property must be owner occupied, but they do not state that the owner must occupy the property at the same time as the renters. John Border stated that the key question to consider in this application is if the family representatives also count as the owner.

The Board questioned Mr. Kent about several recent emergency calls to the property. Mr. Kent stated that there was an individual trying to squat on the property and that he has since had exterior security cameras installed to try to prevent incidents like that from happening in the future.

Judy Wilson asked if the property was currently for sale. Michael Kent stated that he is currently looking for partners to own part of the property with him but will fully sell the property in the future if the opportunity arises. Cindy Hall pointed out that if the application is approved, the home will sell as a short-term rental, because the approval will follow the property. Mark Griffin asked if a future owner of the property does use it as a short-term rental, can the town revoke the approval if they do not follow the rules?

Following this discussion, the Zoning Board moved on to discussing the Special Exception Worksheet.

- 1) **The property must be owner occupied:** There was much discussion on how to interpret this Zoning Regulation. The Board decided that the property was owner occupied because the owner's family frequently used the home, and because the owner had a local caretaker acting as his representative who could immediately attend to the property should any problems arise.
- 2) **A Short-Term Rental Property shall contain no more than three bedrooms for rent:** The property in question has more than three bedrooms, but the maximum occupancy on the rental listing is twelve people. Steve Larson stated that limiting the short-term rental listing to three bedrooms only can be part of a conditional approval. Mark Griffin stated that enforcement of this condition will be a challenge. John Border noted that 3 bedrooms with 4 beds each would limit capacity to 12 people.
- 3) **Rental periods shall be for up to 30 days:** Michael Kent stated that he has not rented to anyone for longer than 30 days, and that he does not anticipate doing so in the future.
- 4) **A Short-Term Rental Property shall be subject to a Site Plan Review by the Planning Board:** Steve Larson stated that this can be a condition of approval.
- 5) **Parking shall adhere to Article IV. Section D:** Michael Kent stated that there is plenty of parking on the property and estimated that there are 15-20 spaces for cars in the driveway.

- 6) **Sewage Disposal:** Michael Kent stated that the septic system was approved and installed in 2008 and that he has proof that it is properly maintained. Michael Kent stated that he has the septic tank pumped every year.
- 7) **Use Limitation- A Short-Term Rental property shall not be used for any other hospitality or business-related uses:** Michael Kent stated that he has no issues with this.
- 8) **All buildings and facilities must comply with all New Hampshire building, life safety, fire, and energy codes:** Chairman Larson stated that Mr. Kent will need to have the Town's building inspector out to the property. Michael Kent stated that this will not be an issue for him.
- 9) **There shall be no occupancy of the rental units until the Board of Selectmen has issued a Certificate of Occupancy:** Chairman Larson stated that this will be one of the conditions if given approval.

Zoning Board Chairman Steve Larson made a motion to approve the application with no conditions, seconded by Pam Burns. The motion failed with a 4-1 vote against.

Zoning Board Chairman Steve Larson made a motion to approve the application with four conditions, seconded by John Border. The motion unanimously passed, with the four conditions being:

- 1) No more than three bedrooms will be available to rent, with a maximum occupancy of twelve people.***
- 2) Site Plan Approval needs to be obtained from the Planning Board.***
- 3) The property will be inspected by the Town's Building Inspector to ensure that it is following all New Hampshire Building and Safety Codes.***
- 4) The property owner will obtain a Certificate of Occupancy from the Selectmen.***

At 7:47 pm, the Planning Board began their review of the application. Cindy Hall asked if Michael Kent could supply proof of the claim that he employs a caretaker at the property. Michael Kent stated that he can provide proof and stated that the caretaker is on hand to meet every new rental party to give them the keys to the house. Dennis Sullivan stated that the Statute regarding owner occupancy is so there is someone available locally if the renters or neighbors to the property have any problems. Chairman Sullivan stated that he would like one condition of approval to be the property owner providing the Town with a contact for the caretaker, to fulfill the intention of Article 6, Section J1 of the Site Plan Review Regulations regarding owner occupancy. Kevin Conklin noted that the Site Plan Regulations should be amended to reflect Zoning Ordinance requirements. Chairman Sullivan stated that waiving the requirement and obtaining contact information does not change the intent of the Regulation as the purpose was to be able to quickly address any issues which arise at the property.

Judy Wilson questioned whether there have been any well issues. Michael Kent noted that

he gets approximately 26 gpm and has a filtration system. Greg Grinnell asked what would happen to the conditions if the property changed hands. Chairman Sullivan suggested a condition where the sellers of the property would be required to notify the new owners of the rules for using the property as a short-term rental. Peter Klose asked if renters of the property are allowed to bring weapons with them, with the example being a gun for target practice. Michael Kent stated that no weapons were allowed on the property. Chairman Sullivan asked if Mr. Kent has been properly paying the State Rooms and Meals Tax. Michael Kent was unsure but believed that tax was already taken out at the time of booking. Michael Kent stated that he will have his accountants investigate the matter and provide proof that the taxes are being paid. Chairman Sullivan suggested adding paying the NH State Rooms and Meals Tax as a condition of the application approval. Dennis Sullivan stated that the final condition for approval will be the property owner obtaining a Certificate of Occupancy from the Selectmen.

Kevin Conklin made a motion, seconded by Greg Grinnell, to approve the application with four conditions. The motion passed with a vote of 4-2 with the following conditions:

- 1) The applicant will provide contact information for the property caretaker.***
- 2) The applicant will disclose the conditions for using the property as a short-term rental to all future buyers of the property.***
- 3) The applicant will pay all New Hampshire Rooms and Meals Taxes, as required by the State and provide proof to the Town.***
- 4) The applicant will obtain a Certificate of Occupancy from the Board of Selectmen.***

Chairman Sullivan noted that the Planning Board needed to create a notice for a Public Hearing for the next meeting so the Board could approve the wording of the proposed Zoning Amendments. Chairman Sullivan also noted that the deadline has been extended for residents to turn in their completed Questionnaires, and that the Board will begin to review them at the next meeting.

Chairman Sullivan made a motion to adjourn the meeting, seconded by Kevin Conkin. The motion unanimously carried. The meeting was adjourned at 8:07 pm.

Respectfully submitted,

Bethany Hicks

Bethany Hicks

TOWN OF EATON

PLANNING BOARD

December 18, 2024

The Planning Board held their regular meeting on December 18, 2024, at 6:00 pm. Present were Chairman Dennis Sullivan, Judy Wilson, Selectmen's Representative Greg Grinnell, Cindy Hall, John Hedden, and Kevin Conklin. The meeting was called to order at 6:00 pm.

Meeting Minutes

The board reviewed the Minutes from November 20, 2024. Dennis Sullivan requested several corrections. The Board directed that missing information be added to the Minutes. **Due to the number of changes needed, a motion was made by Chairman Sullivan to delay approval of the Minutes until the next meeting. The motion carried by unanimous roll call vote.**

Public Hearing

At 6:24 pm, Chairman Sullivan opened the Public Hearing on the proposed Zoning amendments. There were no members of the public present and therefore no public comments. There were no changes discussed by Board Members. Cindy Hall noted that the changes in Amendment #3 were to bring us into conformance with the State. The Board discussed including a short sentence clarifying the amendments on the Town Ballot. Chairman Sullivan closed the Public Hearing at 6:30 pm. **Cindy Hall made a motion to move the warrants to the Town Meeting, seconded by Greg Grinnell. The motion carried by unanimous roll call vote.**

Select Board Report

Selectmen's Representative Greg Grinnell gave the Select Board Report. There were no new building permits. Greg Grinnell stated that Selectman Ed Riley would not be running for Selectboard again and that John Schmerfeld would possibly be running for the open position.

Conservation Commission Report

Chairman Sullivan gave a report on the Conservation Commission. In November, the trail on Foss Mountain was cleaned up. The Town missed out on a good blueberry harvest due to the harvester not being available at the appropriate time. The Town is looking at hiring a new person to harvest and has also purchased a winnower to help with the process. The Conservation Commission is working on coordinating with the Forest Conversation Bureau to allow them to do training burns on Foss Mountain. These burns would take place for the next three years and would be free to the Town,

but the Conservation Commission is looking into the potential liability the Town would have. The Conservation Commission is also looking at ways to try and curb the commercial use of the boat launch along Potter Road. In December, the Conservation Commission reviewed the Questionnaire answers about wetlands and recreation. Emily Lucy has been hired to harvest blueberries in 2025. The Conservation Commission is still working on incorporating Low Salt Zones along wetlands and Crystal Lake into the winter snow removal process and is looking into becoming certified as "Green Snow Pro," which may enable the Town to receive grants to help the process.

Questionnaire Responses

The Board began to review the responses from the recent questionnaire. Selectmen's Representative Greg Grinnell stated that he was very happy with how the questionnaire turned out and with the number of responses received. He noted that there was not lot of support for a Town Hall renovation, but that people did seem interested in an addition to the building. Judy Wilson asked if there was a possibility that the Eaton Town Hall building could be classified as historic, therefore enabling the Town to apply for grants to help maintain the building. Cindy Hall stated that there are probably ADA grants available to help the Town put in a better handicapped entrance. Selectmen's Representative Greg Grinnell noted that the public comments regarding Short Term Rental regulations seemed overall positive, with people happy with the rules and some wanting even stronger restrictions. Selectmen's Representative Greg Grinnell stated that Eaton has the strongest Short Term Rental limits in the Valley. Chairman Sullivan also noted the overall support for Zoning Regulations and making them stronger. Cindy Hall stated that more affordable housing is needed, especially for people who want to live in Eaton full time. Kevin Conklin stated that overwhelmingly people like things the way they are.

John Hedden noted that there has been a shift in thinking regarding cell phone towers, and that people are now seeing one as a positive addition to the town. John Hedden suggested that the board look more closely at Article 8 of the Zoning Regulations, and that they may be too restrictive. Chairman Sullivan suggested that one or two Board Members could form a Subcommittee and take on a project to review the Article. John Hedden and Kevin Conklin both expressed interest in being on the Subcommittee. Cindy Hall pointed out that the interest from the Townspeople was in cell phone service and not necessarily a cell phone tower, and that with new technology, we might not need a tower to provide service to the Town. John Hedden stated that there are micro-facilities now that can provide cell service to concentrated areas, but the more rural you are, the more money it can cost. John Hedden stated that the Townspeople might have to consider natural beauty vs. having a tower. Selectmen's Representative Greg Grinnell stated that cell phone service is what is best for the Town and reported that there is a potential cell tower going up on King Pine.

The Board discussed different ways to organize the questionnaire results for further review. Chairman Sullivan stated that the Board will first focus on the Quality of Life Chapter for the Master Plan when the rewrite begins.

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 8:15 pm.

Respectfully submitted,

~~Bethany Hicks~~

Bethany Hicks