

# **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*

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