

**TOWN OF EATON  
PLANNING BOARD  
February 19, 2025**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, February 19, 2025. Present were Chairman Dennis Sullivan, Judy Wilson, John Hedden, Kevin Conklin and Cindy Hall. The meeting was called to order at 6:00 pm.

**Review of Minutes**

The Board reviewed and amended the Minutes of January 15, 2025. ***Cindy Hall made a motion, seconded by Judy Wilson, to adopt the Minutes as amended. Motion unanimously carried by roll call vote.***

**Preliminary Review – Jeffrey & Erin Perry**

Andy Fisher of Ammonoosuc Survey met with the Board regarding a proposed Cluster Development. Andy Fisher explained that there will be four houses with 35 percent of the property set aside as open space. Chairman Sullivan explained that land in the setbacks and ridgeline areas can be used in the land calculations, but that the steep slopes cannot be used as those areas are not buildable. Chairman Sullivan noted that the plans should show that the very steep slopes are not being used in land calculations. Andy Fisher noted that NHDOT has approved two driveways. Chairman Sullivan stated that care should be taken to make sure that the driveways do not exceed the permitted 10 percent slope.

Chairman Sullivan explained that a Cluster Development is only permitted within the Rural Residential District (RRD) and noted that this property is split between the Rural Residential and Village Districts (VD). Cindy Hall questioned whether the houses can be located within the RRD. Andy Fisher noted that the lots straddle the District line. John Hedden questioned why Cluster Developments are prohibited within the VD. Chairman Sullivan noted that research can be done to determine why this restriction was adopted.

The Board requested that Counsel be contacted to ask if the Board can consider an application where the proposed lots straddle the District line, if it is acceptable if the structures are within the RRD, can the Planning Board waive the restriction and how to handle the Current Use land for this development.

Andy Fisher noted that this proposal reflects the spirit of the regulation. Cindy Hall stated that the proposal does seem to meet the intent but that legal guidance is needed. Judy Wilson questioned whether this lot can be further developed in the future. Chairman Sullivan stated that there are restrictions on the open space.

### **Selectmen's Report**

It was reported that Greg Grinnell was attending the Madison Zoning Board of Adjustment meeting regarding the proposed cell tower at King Pine.

Chairman Sullivan reported that the Charter School has expressed interest in property on Roberts Road and that he has offered to meet with representatives of the School.

### **Conservation Commission Report**

Chairman Sullivan gave an update on the Conservation Commission and upcoming projects. Chairman Sullivan gave an update on the Zoom meeting with Bob Craycraft regarding Thurston Pond and noted that Steve Kafka will be meeting with the NH Lakes Association regarding Thurston Pond. Chairman Sullivan stated that Cliff Cabral will be diving in Crystal Lake in July to look for invasive species.

### **Master Plan**

John Hedden gave an overview of Chapter 3 (Roads) and noted that there should be language regarding scenic roads. John Hedden noted that financial information should also be included for long-term planning. Cindy Hall stated that the traffic on Route 153 should also be addressed. John Hedden will work on updates to the Chapter for next meeting.

John Hedden suggested adding Chapters to the Master Plan and suggested that Board members read Master Plans for surrounding Towns.

The Board's projected schedule is as follows: March – Chapter 5 (Recreation), April – Short-Term Rental regulations, May – Chapter 4 (Town Operations) and June – Wetland buffers.

***Judy Wilson made a motion, seconded by Cindy Hall, to adjourn the meeting. Motion unanimously carried by roll call vote.*** The meeting was adjourned at 7:55 pm.

Respectfully submitted,

*Lianne Boelzner*

Lianne Boelzner