

**TOWN OF EATON  
PLANNING BOARD  
April 16, 2025**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, April 16, 2025. Present were Chairman Dennis Sullivan, John Hedden, Cindy Hall, Judy Wilson and Selectmen's Representative John Schmerfeld. The meeting was called to order at 6:00 pm.

**Preliminary Review – Heath-Langdon BLA**

Ron Briggs gave an overview of the proposed Boundary Line Adjustment between Adam Langdon/Joanne Heath and Stewart Heath on Stewart Road (R09-004 & 006). Ron Briggs noted that Lot 6 currently does not have any road frontage and that this proposal would grant almost 200 feet of frontage. Chairman Sullivan stated that this application is favorable because it brings the lot more into compliance. Ron Briggs stated that there would be a driveway easement on Lot 6 for the existing house on Lot 4. John Hedden questioned if the road frontage could be expanded to give Lot 6 the required 200 feet. Ron Briggs noted that there is a meter board in that location so it may not be possible. Chairman Sullivan noted that there are steep slopes in the area of land to be added to Lot 6. Ron Briggs noted that he will look at the soil types in that area.

**Preliminary Review – McBrien Subdivision**

Ron Briggs gave an overview of the proposed subdivision of the McBrien property on Old Carriage Road (R12-006). Ron Briggs noted that an application is being prepared to unmerge 19 acres on the lot, leaving 100 acres. Ron Briggs explained that the new lot would not have enough road frontage, but the existing lot would be conforming. Chairman Sullivan noted that it is his understanding that the Town plows but that it is not a Town road. Ron Briggs explained that the road was laid out as a Town road and has not been officially released. Chairman Sullivan noted that documentation would have to be submitted for the Board's review. Ron Briggs submitted a copy of the abutters boundary line agreement and recorded plan and indicated that the Town's tax maps do not reflect this change in boundaries.

**Cluster Development – Jeffrey & Erin Perry (Continued)**

At 6:16 pm, Chairman Sullivan re-opened the Public Hearing on an application by Jeffrey & Erin Perry for a four-lot Cluster Development on Brownfield Road (R03-040).

Chairman Sullivan read an email from the applicant's agent withdrawing this application.  
***John Hedden made a motion, seconded by Cindy Hall, to accept the withdrawal and to close the application. Motion unanimously carried by roll call vote.***

## **Subdivision – Jeffrey & Erin Perry**

At 6:19 pm, Chairman Sullivan opened the Public Hearing on an application by Jeffrey & Erin Perry for a four-lot Subdivision on Brownfield Road (R03-040). Chairman Sullivan explained the process for the Public Hearing.

All notices have been posted, all fees paid and abutters notified. There are no members with a conflict of interest. No correspondence was received. ***Judy Wilson made a motion, seconded by John Hedden, to accept the application as complete for consideration. Motion unanimously carried by roll call vote.***

Andy Fisher of Ammonoosuc Survey gave an overview of the proposed Subdivision of approximately 40 acres into 4 house lots. Andy Fisher explained that the lot size calculations have been updated to exclude wetlands and slopes greater than 25% and submitted a copy of the new legend. Andy Fisher stated that a small area of potential wetlands near the pond has been removed and noted that all lots meet the size requirements. Andy Fisher stated that since all lots are greater than 5 acres, a waiver for the Site Specific Soil Mapping has been submitted.

Chairman Sullivan noted that Note #4 needs to be updated to show the correct Lot numbers. Judy Wilson questioned the status of Current Use on the property. Chairman Sullivan explained that the Current Use designation will remain on the lot until such times as a lot is sold or development occurs. Chairman Sullivan noted that there are potential steep slopes in the area of the proposed driveway locations and stated that before any work on the driveways or issuance of a Building Permit, the applicant should file a Steep Slope application with the Planning Board. John Hedden questioned the lot calculations and whether enough land has been excluded. Andy Fisher stated that they used software to calculate the areas and that it is accurate.

At 6:38 pm, Chairman Sullivan opened the Public Hearing for public comment. There were no comments from the public.

The Board reviewed the Waiver Request for Site Specific Soil Mapping as permitted under Section 4.06-e of the Subdivision Regulations. Chairman Sullivan noted that all lots are more than 5 acres as required for this Waiver. John Hedden noted that he is unsure of Lot 2 when calculating for drainage. Andy Fisher explained the soil types and noted that they are moderately to well-drained soils. John Hedden noted that  $\frac{3}{4}$  of Lot 2 soils required 140,000 square feet but the Lot is only approximately 110,000 square feet. Chairman Sullivan explained that weighted average is used and that the Lot does meet the size requirements. ***Cindy Hall made a motion, seconded by John Hedden, to approve the Waiver Request as provided for in Section 4.06-e of the Subdivision Regulations. Motion unanimously carried by roll call vote.***

At 6:56 pm, Chairman Sullivan closed the Public Hearing. Chairman Sullivan listed the following conditions for application approval: 1. Update the Lot Sizing Calculations on the Plan to reflect corrected information submitted to the Planning Board; 2. Update Note #4 on the Plan to correct the Lot #s; 3. Update the Title on the Plan to remove "Cluster"; 4. Update the abutter addresses on the Plan to show mailing addresses rather than physical locations.

***John Hedden made a motion, seconded by Judy Wilson, to approve this application conditional upon the above-listed four conditions. Motion unanimously carried by roll call vote.***

***John Hedden made a motion, seconded by Judy Wilson, to authorize Chairman Sullivan to sign the Plan out of session once all conditions have been met. Motion unanimously carried by roll call vote.***

### **Review of Minutes**

The Board reviewed the Minutes of March 19, 2025. ***John Schmerfeld made a motion, seconded by Cindy Hall, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

### **Selectmen's Report**

John Schmerfeld gave an update on Building Permits issued and property issues being addressed by the Selectmen.

### **Election of Officers**

***John Schmerfeld made a motion to elect Dennis Sullivan as Chair, seconded by Cindy Hall. Motion unanimously carried by roll call vote.***

***Cindy Hall made a motion to elect Kevin Conklin as Vice Chair, seconded by Wilson. Motion unanimously carried by roll call vote.***

### **Zoning Ordinance – Short-Term Rentals**

Thaire Bryant joined the Board to discuss possible changes to the Zoning Ordinance relating to short-term rentals. The Board discussed the intent of “owner occupied” and noted that all proposed changes should be reviewed by Town Counsel. Cindy Hall noted that the language within the Zoning Ordinance and Site Plan Review are different and should be corrected. Chairman Sullivan suggested also adding language regarding the intent of the Ordinance for clarification. Judy Wilson questioned why short-term rentals are grouped together with bed and breakfasts. Cindy Hall noted that the two are split in some sections of the regulations. John Schmerfeld noted that the regulations should be reviewed for updates and suggested having a work session before Town Counsel reviews the proposed amendments.

***John Hedden made a motion, seconded by Judy Wilson, to adjourn the meeting. Motion unanimously carried by roll call vote.*** The meeting was adjourned at 8:00 pm.

Respectfully submitted,

*Lianne Boelzner*

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