

**TOWN OF EATON  
PLANNING BOARD  
September 3, 2025**

The Planning Board held a work session at the Eaton Town Hall on Wednesday, September 3, 2025. Present were Chairman Dennis Sullivan, Vice Chair Kevin Conklin, John Hedden, Cindy Hall, Judy Wilson and Alternate Peter Klose. The meeting was called to order at 3:00 pm.

**Short-Term Rental Proposed Amendment**

The Board reviewed the proposed amendments (7/26/25) and notes to explain the changes. Judy Wilson noted that she thought the Board agreed on a 3-night minimum and Peter Klose questioned how that would be verified. Chairman Sullivan explained that the Selectmen enforce the Ordinance and that the plan was to have an on-line registration program to store information. Greg Grinnell questioned the reason for amending the current regulations. Cindy Hall stated that some property owners are ignoring the regulations and this is an attempt to deal with that issue. Cindy Hall noted that the Town needs contact information for the person overseeing the property while the owners are not present as the Town could be liable if something happens. Greg Grinnell stated that the Town should have cell phone numbers for property owners while they are renting and out of Town.

Greg Grinnell stated that the required 4-acre minimum lot size is good and should remain in the regulations. Chairman Sullivan explained that these changes are based on suggestions from NH Municipal Association and that Town Counsel will review before holding the Public Hearing. Greg Grinnell noted that enforcement is an issue and suggested that the Building Inspector could assist. Chairman Sullivan stated that enforcement would only be necessary if there are complaints and that the Town should be more aggressive with penalties and fines.

John Hedden stated that there are residents who are against these rentals. Chairman Sullivan stated that the Master Plan questionnaire reported strong feelings to regulate the rentals. Cindy Hall stated that the explanation of the changes should reference those statements. John Hedden questioned if the minimum acreage is to make sure not to disturb neighbors. Cindy Hall stated that residents want to preserve the rural character of the Town. Chairman Sullivan stated there is strong support for making the STR regulations tighter. Judy Wilson stated that the 4-acre requirement should remain. Steve Farrell stated that it is discriminatory against smaller lots and that consideration should be given for property owners who do not meet that requirement.

The Board reviewed the proposed amendment:

#1. The Board discussed whether 2 or 3 nights should be the minimum rental. Cindy Hall stated that standard rentals are 2 nights. The Board voted and majority won for a 2-night minimum rental.

#2. Kevin Conklin stated that he is not in favor of this requirement and noted that most renters may not comply. Chairman Sullivan stated that fines could be levied for failure to comply. Greg Grinnell stated that violations may not be reported. Kevin Conklin stated that problems will be reported rather than the number of rental periods.

#3. Cindy Hall suggested combining #2 and #3 and state it is for safety reasons. Judy Wilson agreed that contact information is important for safety reasons.

#4. John Hedden noted that this requirement will protect the Town by limiting properties purchased by investors for the sole purpose of short-term rentals. Kevin Conklin suggested combining #2 and #4. Peter Klose stated that items #2, #3 and #4 should be combined and stated that it is for safety purposes.

#8. Add Zoning Board approval required.

#10. The Board discussed adding how violations will be addressed.

The Board agreed that STR should be separated from the Bed & Breakfast regulations. John Hedden suggested requiring an annual permit for the rentals. Kevin Conklin stated that the issue of owner-occupied should be discussed with Counsel. The Board agreed that requiring owner-occupancy keeps investors from purchasing homes strictly for rentals.

### **Wetlands Overlay Zone Proposed Amendment**

The Board discussed the impact of this regulation on where property owners can build. Chairman Sullivan explained that there are many permitted uses so the limitation will be on where you can place a building. The Board reviewed the listed of prohibited uses.

The Board discussed the 100-foot buffer and whether it should be divided into sections and defined areas for different uses. Paul Nuccio explained the difference between buffers and setbacks and stated that the best way to proceed is with a combination of both as a buffer protects the wetlands. Chairman Sullivan questioned what would be permitted in the setback but not a buffer as the regulations lists what is permitted and not permitted within the restricted area. Paul Nuccio stated that there should be more restrictions close to the wetland. Cindy Hall noted that some uses could be permitted within 25 feet of the wetland, such as agriculture and forestry. Chairman Sullivan stated that Best Management Practices are required, which adds another layer of limitations.

Kevin Conklin stated that the regulation needs to be logical without being overly restrictive. Peter Klose noted that the regulation needs to be reasonable as all wetlands change with time. Judy Wilson submitted the Town of Madison's wetland buffers for review.

Chairman Sullivan stated that the definition of streams is needed as this should apply to perennial streams. The Board discussed whether the regulation should apply to ephemeral and seasonal streams. The Board discussed "Surface waters of the State"

which includes seasonal streams. It was questioned whether all the streams should require a buffer.

Kevin Conklin stated that constructed wetlands are exempt and should be made clearer. John Hedden stated that those fed and drained by perpetual streams should be covered under this regulation. Cindy Hall stated that "Constructed Wetlands" should be defined within the Ordinance. John Hedden stated that this Ordinance is critical to protect the aquifer and that the value of buffers should be stated within the regulation.

***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 5:14 pm.

Respectfully submitted,

*Lianne Boelzner*

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