

**TOWN OF EATON
JOINT MEETING
LAND USE BOARDS
September 23, 2025**

A joint meeting of the Land Use Boards was held on Tuesday, September 23, 2025. The meeting was called to order at 6:00 pm by Selectman Greg Grinnell.

Present were: Selectmen Greg Grinnell, Dick Fortin and John Schmerfeld; Planning Board members Dennis Sullivan, Cindy Hall, Judy Wilson, Kevin Conklin, Peter Klose and Stan Dudrick; Conservation Commission members Paul Nuccio, Holly Fortin, Robin Nuccio, Tom Head and Dagmar von Schwerin; Zoning Board of Adjustment members Carol Mayhofer and John Border.

Dennis Sullivan gave an overview of the Master Plan update and the questionnaire results. Dennis Sullivan explained that the Board is working on revising the Wetlands regulations within the Zoning Ordinance. Dennis Sullivan explained that the amendment is based on a model from NHDES and incorporates buffers of 100 feet around larger wetlands, streams and water bodies. Dennis Sullivan gave an overview of the prohibited and permitted activities within the buffer.

Dennis Sullivan explained that the Board is also working on an amendment regarding short-term rentals based on feedback from the Master Plan questionnaire. Dennis Sullivan explained that the intent is to limit the amount of time a property can be rented short term to limit the impact and noted that Counsel has reviewed the proposed amendment.

Dennis Sullivan stated that there are additional small amendments to the Zoning Ordinance based on recommendations from the Selectmen and changes to State statutes. Dennis Sullivan stated that the Board is making an effort to explain the purpose and intent of the regulations.

John Border questioned whether there has been any activity on cell towers. Dennis Sullivan stated that Vertex Towers came before the Planning Board and received approvals so construction is expected to begin in the Spring. John Border questioned whether there will be any changes in the regulations. Dennis Sullivan stated that the regulations are clearly out of date but that it is not a priority of the Planning Board as there may not be interest in additional towers.

Paul Nuccio explained that the Conservation Commission has been focusing on water quality because of increased traffic, development and use of salt on the roads. Paul Nuccio stated that water testing is being conducted and results are being compared with historical data. Paul Nuccio explained that Thurston Pond conductivity is elevated and that test results are being monitored closely. Paul Nuccio recommended that water testing at the Town Beach be increased during summer months. Paul Nuccio stated that additional testing should be done in Hatch Pond, Roberts Pond and Purity Lake and noted that additional volunteers would be appreciated.

Paul Nuccio stated that the Conservation Commission worked with the Planning Board on the proposed wetlands regulations and that the proposal is a good place to start and that discussions are still taking place regarding perennial and intermittent streams.

Paul Nuccio explained that Steve Kafka has been working on access at the south cove of Conway Lake on Potter Road and stated that there is prescriptive access over private lands. Paul Nuccio stated that one problem is commercial use and that the shoreline vegetation is being mowed. Paul Nuccio noted that they are working with adjacent land owners for additional signage. Paul Nuccio recommended collaboration with the Town for signs, parking enforcement, erosion control, restricting commercial use and to use care when brush cutting in that area. Cindy Hall stated that the access is labeled as cartop access. Dick Fortin stated that NH Fish & Game has referred to the access as “non-motorized” and that in the past the Conservation Commission sent letters to surrounding businesses discouraging use of that access point. Paul Nuccio suggested a parking restriction and enforcement. John Schmerfeld suggested a “no trailer parking” sign. John Schmerfeld recommended that a list of issues with proposed solutions be developed. John Border stated that the State website states that no public launch can be used for commercial activity.

Paul Nuccio gave an update on Foss Mountain and this year’s blueberry harvest.

Carol Mayhofer stated that there needs to be timeframes on conditional approvals to make sure that all conditions are being met. Peter Klose noted that new ordinances must be enforceable.

Dick Fortin stated that the Selectmen appreciate the hours and effort by every Board member. Dick Fortin stated that every ordinance needs to be able to be enforced and clear to interpret. Carol Mayhofer questioned the ability to assess fines and penalties. Dick Fortin explained that the Selectmen do incorporate that language in letters and that it typically is written by Town Counsel. Cindy Hall noted that people do not understand the regulations and whether an activity requires and permit and suggested putting out a reminder to residents.

Dick Fortin requested that Article IV, Section N, be clarified regarding the setback from the centerline of the road when items do not require a Building Permit.

The meeting was adjourned by Selectman Greg Grinnell at 7:30 pm.

Respectfully submitted,

Lianne Boelzner

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