

**TOWN OF EATON
PLANNING BOARD
September 17, 2025**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, September 17, 2025. Present were Chairman Dennis Sullivan, Vice Chair Kevin Conklin, Cindy Hall, Judy Wilson, Alternates Peter Klose and Stan Dudrick, and Selectmen's Representative John Schmerfeld. The meeting was called to order at 6:00 pm. Chairman Sullivan appointed Alternates Peter Klose and Stan Dudrick to act as regular members for this meeting.

Preliminary Discussion

Porter Bingle joined the Board to discuss his property on Brownfield Road and questioned the road within the Hertel subdivision. Chairman Sullivan explained that the existing road was for logging purposes and that a culvert was installed for the driveway with a wetlands permit. Chairman Sullivan noted that there is one section of the proposed driveway that is steep and that a plan is needed to show topography. Porter Bingle questioned whether retaining walls are possible. Chairman Sullivan explained that the driveway cannot exceed a 10% slope and that cuts & fills can be used. Porter Bingle questioned whether swales and riprap are required for drainage. Chairman Sullivan noted for the small steep section, drainage will need to be addressed.

Case #202508 – Dow (Boundary Line Adjustment & Subdivision)

At 6:15 pm, Chairman Sullivan opened a Public Hearing for an application by Peter & MaryLou Dow for a Boundary Line Adjustment with Sharon & Carl Olsson (R06-005) and a two-lot Subdivision at 2954 Eaton Road (R05-028). 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. The Board reviewed correspondence from Carl Olsson and abutter Patricia McMurry. ***Kevin Conklin made a motion, seconded by Peter Klose, to accept the application as complete for consideration. Motion unanimously carried by roll call vote.***

Nick Oberti of Strong Tree Engineering gave an overview of the proposed subdivision and noted that the Boundary Line Adjustment is necessary to meet the required 200-foot road frontage.

Chairman Sullivan questioned the boundary line for abutting Lots 30 and 31 (Phipps and McMurry). Nick Oberti stated that the abutter property lines were not researched and that the dashed line between Phipps and Ellis is a dashed line for reference. Chairman Sullivan stated that the corner boundary marker of the McMurry property appears to be on the access road. Nick Oberti stated that there is an easement for that access road. Chairman Sullivan stated that the easement is on the Phipps property

only. Nick Oberti stated that the access road can be shifted off the McMurry property and that he will review the issue with the Dows. Chairman Sullivan requested that the final plan show the boundary line for the McMurry property for reference.

Chairman Sullivan noted that there is a stream and questioned whether the wetlands were excluded from the lot calculations. Nick Oberti stated that the wetlands have not been disturbed.

Kevin Conklin requested an explanation for the waiver request. Nick Oberti stated that efforts were focused on the lot being created and that the waiver is from surveying the entire original parcel. Cindy Hall questioned whether the new lot was surveyed in its entirety and that monuments have not yet been set. Nick Oberti stated that no abutter lines are changing and that monuments will be set where iron pipes were not found. Nick Oberti explained the process for researching deeds and then creating a legal plan based on the deeds and physical survey. Judy Wilson questioned whether temporary markers have been placed. Nick Oberti stated that the markers can be moved with weather so once approved, permanent markers are placed. Peter Klose questioned whether McMurry's corner monument is in the road. Nick Oberti stated that it is close and that the Dows will move the access road.

At 6:41 pm, Chairman Sullivan opened the Hearing for public comment. Patricia McMurry requested that her boundary line be shown on the plan and that the road be moved to avoid issues if the property is sold. Nick Oberti stated that a condition of approval could be moving the road so that the boundary is clear. Cindy Hall questioned the language of the easement for the access road. Chairman Sullivan stated that the easement is on the Phipps property along the common boundary. Chairman Sullivan noted that the Planning Board does not fix boundary disputes but that this issue can be addressed. At 6:45 pm, there being no further comment, Chairman Sullivan closed the Hearing to public comment.

The Board reviewed the waiver request to Subdivision Section 4:11 b, paragraph 3 regarding the requirement to survey the rear portion of the parent property. **Kevin Conklin made a motion, seconded by Judy Wilson, to approve the waiver request. Motion unanimously carried by roll call vote.**

Kevin Conklin stated that a condition of approval could be the resolution of the access road to make sure it does not cross the McMurry property. Nick Oberti stated that a note could be added to the plan stated that the driveway would be moved onto the Phipps property. Chairman Sullivan stated that a second condition will be to add a dashed line between the McMurry and Phipps property showing the approximate location.

The Board noted that there is a letter from Carl Olsson approving the proposed Boundary Line Adjustment. **Peter Klose made a motion, seconded by Kevin Conklin, to approve the Boundary Line Adjustment between Olsson and Dow. Motion unanimously carried by roll call vote.**

Kevin Conklin made a motion, seconded by Stan Dudrick, to approve the two-lot Subdivision with Conditions: 1. Note on the plan that the existing access/driveway to be moved off the McMurry property and onto the Phipps property and

2. Dashed boundary line between the McMurry and Phipps property to be shown on the plan. Motion unanimously carried by roll call vote.

Case #202509– Edge/Vertex Towers (Site Plan Review)

At 6:55 pm, Chairman Sullivan opened a Public Hearing for an application by John Edge/Vertex Towers for Site Plan Review of a Wireless Communications Facility on Ridge Road (R03-009).

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

Fran Parisi of Vertex Towers gave an overview of the proposed facility and noted that they have obtained Variances from the Eaton Zoning Board for the height, underground utilities and type of tower. Fran Parisi explained the coverage area and stated that a lot of research goes into selecting the correct location.

Fran Parisi explained that the property is a large site with an existing car path, which means it will not require a lot of construction. Fran Parisi stated that the facility will be approximately 600 feet from the closest property owner and that there will not be a lot of traffic to the site. Fran Parisi explained that the facility is a 60x60 compound with gravel and minor concrete for the tower and that it will be surrounded by a chain link fence with barbed wire.

Fran Parisi reviewed the findings from the balloon test. Kevin Conklin questioned whether the balloon could be seen from Brownfield Road. Fran Parisi stated that pictures would have been taken and that most likely it was shielded by trees. Chairman Sullivan questioned whether it was visible from Foss Mountain. Fran Parisi stated that he went to that area and could not see the balloon.

Chairman Sullivan noted that he did not see any indication of wetlands on the property. Fran Parisi stated that there is no impact on any wetlands. Cindy Hall questioned the existing road. Fran Parisi stated that the driveway will curve behind the trees so that the facility will not be visible from Ridge Road.

John Schmerfeld questioned security for removal of the facility and indicated that an estimate and bond are required. Fran Parisi noted that it could be a condition of approval and indicated that if the tower is abandoned, the Town would notify Vertex Towers for removal.

Stan Dudrick questioned if generators will be on site. Fran Parisi stated that the carriers might use generators with propane for long-term outages but that there are back-up batteries on site.

At 7:42 pm, Chairman Sullivan opened the Hearing for public comment. Greg Grinnell noted that the balloon could not be seen from the top of Foss Mountain or from the Town beach. Don Gemmecke stated that during the balloon test, there were no leaves on

the trees and the balloon was barely visible from his house. There being no further comment, Chairman Sullivan closed the Public Hearing.

Kevin Conklin made a motion, seconded by John Schmerfeld, to approve the Site Plan/Wireless Communications Facility with the condition: Submission of a removal cost estimate from a licensed professional engineer; submission of the final removal bond to be concurrent with Building Permit application for the proposed Facility. Motion unanimously carried by roll call vote.

Review of Minutes

The Board reviewed the Minutes of August 20, 2025. ***Judy Wilson made a motion, seconded by Kevin Conklin, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

The Board reviewed the Minutes of September 3, 2025. ***Kevin Conklin made a motion, seconded by Peter Klose, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Selectmen's Report

John Schmerfeld gave an overview of Building Permits issued and stated that the Selectmen want to discuss Short-Term Rentals and the Wetland amendment at the upcoming Joint Board meeting. John Schmerfeld stated that the Selectmen would like the Planning Board to list siding as exempt from a Building Permit.

Short-Term Rental Proposed Amendment

The Board reviewed a letter from Counsel regarding the proposed short-term rental amendment. The Board discussed the required four-acre minimum for rentals and the general consensus was to continue that requirement.

Kevin Conklin made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Lianne Boelzner

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