

**TOWN OF EATON
PLANNING BOARD
November 5, 2025**

The Planning Board held a work session at the Eaton Town Hall on Wednesday, November 5, 2025. Present were Chairman Dennis Sullivan, Vice Chair Kevin Conklin, John Hedden, Judy Wilson and Selectmen's Representative John Schmerfeld. Cindy Hall joined the meeting in progress. The meeting was called to order at 3:02 pm.

Short-Term Rental Proposed Amendment

The Board reviewed the proposed amendments (10/16/25) and guidance from Town Counsel. John Schmerfeld indicated that the Selectmen have reviewed the information and feel that the proposed amendment should be in line with Counsel's recommendations. Kevin Conklin noted that the usual rental period is 2 to 5 days and that permitting rentals up to 90 days, it would allow someone to rent their house for a season when out of Town. Judy Wilson noted that the regulation should discourage someone from purchasing property for the sole purpose of renting. Chairman Sullivan noted that 90 days could be 45 rental periods. John Schmerfeld stated that the basis could be to permit residents the ability to rent for a season and prohibit speculation purchases. It was the consensus of the Board to limit the rentals to 90 days per calendar year. The Board listed the following intents of the Ordinance: 1. Keep properties affordable; 2. Discourage speculation purchases; 3. Permit seasonal residents to rent; 4. Encourage longer rental periods.

The Board discussed creating a form to be submitted with contact information of the person available during rental periods. Judy Willson stated that the property owner must post their State license within the residence and that it must be renewed annually. The Board added a condition that the property owner must complete the required paperwork and submission of the DRA license numbers. The Board stated that when all conditions have been met, a Certificate of Occupancy can be issued by the Board of Selectmen.

Wetlands Overlay Zone Proposed Amendment

The Board reviewed the updated Wetlands amendment. John Hedden noted that a 100-foot buffer on each side of a perennial stream seems large. Chairman Sullivan noted that if the buffer makes the property non-buildable, property owners can seek a Variance from the Zoning Board. John Hedden suggested making the buffer 50-feet on each side for a total of 100 feet. John Schmerfeld noted that buffers around streams are more important than around lakes. John Hedden stated that the definition of "perennial stream" should be added.

John Hedden questioned how the Conservation Commission will be notified and Chairman Sullivan noted that they would receive the same notification as abutters. John Schmerfeld explained that the Selectmen would like some of the references to the

Conservation Commission removed as approval of these projects is strictly a Planning Board function. John Schmerfeld stated that the Conservation Commission can review projects but not be permitted to place conditions. Chairman Sullivan stated that the Conservation Commission could review and give input with no authority.

The Board amended the amendment for clarification and added a definition of buffer, clarified that the buffer is adjacent and that all references to "District" be corrected to "Zone".

John Hedden stated that this Amendment is complicated to read within the ballot box. Chairman Sullivan noted that an education session should be scheduled to explain the Ordinance.

Kevin Conklin made a motion, seconded by Judy Wilson, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 4:50 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner