

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

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

Review of Minutes

The Board reviewed and amended the Minutes of November 19, 2025. ***Peter Klose made a motion, seconded by Judy Wilson, to adopt the Minutes as amended. Motion unanimously carried by roll call vote.***

Voluntary Lot Merger

The Board reviewed a request by Anders Engen for a Voluntary Merger of two lots at 45 Bean Road (R10-009 A & B). Chairman Sullivan reviewed the deeds and notice of approval from the mortgage company. ***Kevin Conklin made a motion, seconded by Judy Wilson, to approve the Voluntary Merger. Motion unanimously carried.***

Public Hearing – Proposed Zoning Ordinance Amendments

Chairman Sullivan read the Public Notice and called the Public Hearing to order. Chairman Sullivan read each of the proposed amendments and gave a brief overview of the amendment. The Board amended language in Amendment #7 (rental units to rooms to be rented) for clarification. There being no public input, Chairman Sullivan closed the Public Hearing. ***Peter Klose made a motion, seconded by Kevin Conklin, to place the proposed Zoning Ordinance amendments on the 2026 Town Meeting ballot. Motion unanimously carried.***

Case #202508 – Dow (Reconsideration)

Nic Oberti of Strong Engineering met with the Board and explained that the previously approved subdivision has been amended to reconfigure a property boundary between the two Dow properties. Nick Oberti noted that the change reduces the subdivided lot by .2 acres and that the subdivision is still under a conditional approval. Chairman Sullivan stated that the new boundary line is closer to an abutting property. Nic Oberti stated that there is a 15-foot buffer between the property lines. ***Kevin Conklin made a motion, seconded by Judy Wilson, to require that the new plan be sent to the affected abutter via certified mail and that he be given 30 days to comment to the Planning Board. Motion unanimously carried.***

Conservation Commission Report

Chairman Sullivan announced that Paul Nuccio is now a certified soil scientist and that the Conservation Commission is working on the Conservation Plan.

Master Plan Update

John Schmerfeld gave an overview of proposed changes to Chapter 4. The Board will review the updated chapters of the Master Plan at their January meeting.

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 7:28 pm.

Respectfully submitted,

Lianne Boelzner

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