

**TOWN OF EATON  
PLANNING BOARD  
February 18, 2026**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, February 18, 2026. Present were Chairman Dennis Sullivan, Vice Chair Kevin Conklin, Judy Wilson, Cindy Hall, John Hedden and Selectmen's Representative John Schmerfeld. The meeting was called to order at 6:00 pm.

**Review of Minutes**

The Board reviewed the Minutes of January 21, 2026. ***John Schmerfeld made a motion, seconded by John Hedden, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

**Board of Selectmen Report**

John Schmerfeld stated that the Selectmen have been preparing for Town Meeting. Chairman Sullivan explained that the Bartons met with the Selectmen regarding the possibility of granting a driveway easement across their property for an abutting parcel of land that has wetlands and steep slopes.

Chairman Sullivan stated that he is running for the position of Selectman, which means he would be stepping down as Planning Board Chair if he is elected. Chairman Sullivan noted that Planning Board elections take place in April and that the Board will be down another member. It was noted that an announcement will go out for anyone interested on serving on the Board.

**Conservation Commission Report**

Chairman Sullivan gave an update on the Conservation Commission and explained that the Commission is working on developing fund raising events and continued blueberry harvesting by Emily Lucy. Chairman Sullivan noted that the Commission is still working on the Conservation Plan. John Schmerfeld stated that he is working with Paul Nuccio regarding the water test results. Cindy Hall noted that Bob Craycraft of UNH has been reviewing and analyzing the water test results. Chairman Sullivan gave an overview of the Conservation Conversation regarding the proposed wetlands ordinance.

**Master Plan Update**

The Board reviewed a draft Education Chapter for inclusion in the Master Plan. Judy Wilson noted that Charter Schools have not yet been addressed in this Chapter. The

Board discussed the status of the school contracts. Cindy Hall explained that if the Town does not have a school of record, residents are free to send students to the school of their choice and the Town would be responsible for all costs. Cindy Hall stated that this Chapter should also address why the Town is pursuing contracts with SAU #9. John Hedden stated that the Chapter should explain very clearly how education is handled and how the contracts work. John Schmerfeld noted that the Chapter should also discuss open enrollment and that the legislature should be monitored.

The Board reviewed and amended the draft Roads Chapter. Chairman Sullivan noted that because Eaton is a low-density rural community, the budget for roads is high. Cindy Hall stated that GPS has increased the traffic and the Town should continue to work with NHDOT on improving safety on Route 153. Cindy Hall suggested pursuing “no-through” status for tractor trailers on Route 153. John Schmerfeld explained that by law, the Town cannot expend funds on a Class 6 road. John Hedden stated that because of the large financial impact of roads, the Planning Board should be reviewing the long-term planning of road maintenance costs. Chairman Sullivan noted that budgeting is the responsibility of the Selectmen. Cindy Hall suggested stating that the Planning Board should be familiar with the financial report used to plan for budgets. John Schmerfeld explained that the Selectmen use the report to make budget and funding decisions each year.

The Board reviewed and amended the draft Town Hall Operations Chapter. Kevin Conklin suggested expanding and explaining the issue of liability. John Hedden noted that the issue of the likely change of financial operations to totally electronic should be addressed. It was noted that the Town Clerk/Tax Collector’s office is part of Town Hall but not under the supervision of the Selectmen.

The Board will review Chapters 5, 6 and 7 at their next meeting.

***John Hedden made a motion, seconded by John Schmerfeld, to adjourn the meeting. Motion unanimously carried by roll call vote.*** The meeting was adjourned at 8:00 pm.

Respectfully submitted,

*Lianne Boelzner*

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