Zoning Board of Adjustment
Town of Eaton
Evans Memorial Building
Eaton, NH 03832

November 17, 2025

The Zoning Board of Adjustment met on Monday, November 17, 2025, at the Town Hall. Present were Acting Chairman John Border, Megan Hoffer, Pam Burns and Alternate Joel Wasserman. The meeting was called to order at 6:03 pm. John Border appointed Alternate Joel Wasserman to act as a regular member for this meeting.

Minutes

The Board reviewed the Minutes from October 20, 2025. ***Pam Burns made a motion, seconded by Joel Wasserman, to waive the reading of the Minutes and to accept the Minutes as written. The motion passed by unanimous roll call vote.***

John Border read the Public Notice and gave an overview of the procedure for Public Hearings.

Case #202505 – Bee Lakeside LLC -- Special Exception

John Border opened the Public Hearing on an application from Bee Lakeside LLC/Emily VanGemeren for a Special Exception as provided for in Article IV, Section V of the 2025 Zoning Ordinance to operate a Short-Term Rental at 1128 Potter Road (R02-017).

All notices required by Statute have been posted, abutters notified and fees paid. There were no conflicts of interest by Board members. No correspondence has been received. John Border explained that only four members are present and that three affirmative votes are required for an approval. John Border stated that the Hearing could be postponed if the applicant wants to have a full Board present. The applicant agreed to proceed with the Hearing.

Emily VanGemeren gave an overview of the property and explained that there is a full-time resident in the guest house.

Finding of Facts:

1. John Border noted that the family does occupy the property throughout the year. Emily VanGemeren stated that there is a full-time resident and a local caretaker for the property. John Border noted that contact information for both parties will need to be on file with the Town.

2. Emily VanGemeren gave an overview of the three available bedrooms and noted that the other two bedrooms will be locked during rentals.

3. Emily Van Gemeren noted that the intent is to seek longer rentals than just overnight.

4. It was noted that Site Plan Review by the Planning Board is scheduled for Wednesday, November 19th.

5. Emily VanGemeren gave an overview of the parking available, which does meet the requirements.

6. John Border reviewed the septic plan, which has approval numbers by the State. Pam Burns asked about the inspection. Joel Wasserman noted that the leach field needs further review and questioned if there is enough room for a new field if the current system does not pass the inspection. John Border stated that the Board has imposed a condition in the past that if a septic system does not pass an inspection, it must be replaced.

7. It was noted that no other use is conducted on this property.

8. The Town Building Inspector will perform an inspection prior to issuance of a Certificate of Occupancy.

Pam Burns made a motion, seconded by Megan Hoffer, that based on the above findings of fact, the Special Exception under Article VI, Section V of the Zoning Ordinance be granted with the following conditions:

1. ***Final inspection of the leach field. If the field does not pass inspection, it must be replaced.***
2. ***Site Plan Approval by the Planning Board.***
3. ***Issuance of a Certificate of Occupancy by the Board of Selectmen.***

Motion passed by unanimous roll call vote.

Megan Hoffer made a motion, seconded by Pam Burns, to adjourn the meeting. The motion passed by unanimous roll call vote. The meeting was adjourned at 6:27 pm.

Respectfully submitted,

Lianne Boelzner

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