

**Town of Easton  
Planning Board Meeting  
January 17, 2019**

**DRAFT COPY**

**Planning Board:**

Denys Draper – Chair – Present  
Anita Craven – Not Present  
Bob Lamanna – Present  
Frank Woodruff – Present  
Zak Mei (SB ex-officio) – Present

Tom Boucher (Alternate) – Not Present  
Jim Collier (Alternate) – Not Present  
Ned Cutler (Alternate) - Present, Seated  
Bob Thibault (SB ex-officio Alternate) –  
Present, Not Seated

**Public in Attendance:**

Roy Stever, Debbie Stever, Kris Pastoriza, Ed O'Brien, Tom Walter, John Hynes, Toni Woodruff, Scott Viveiros, Carl Lakes

Denys Draper opened the meeting at 7:10 PM.  
Ned Cutler was seated.

**Proposed Zoning Amendments**

- **Denys Draper opened the hearing on the cistern/water supply at 7:14 PM.**
  - Ned Cutler described the rationale for the cistern/water supply requirement, as the first part of Emergency Management recommendations. There are a limited number of ponds in Easton that fire trucks can use to access water, and flowing water sources can be seasonal or hard to use in the winter.
  - The public expressed some concerns, for example, too much authority is given to the Fire Chief, and developers are bearing an unfair burden for the costs of the cisterns, which are not cheap.
  - Some alternatives were brought up, such as having the town pay to build fire ponds because the water supply would benefit the whole town.
  - Another concern was that adding water supply might not to improve the firefighting outcomes given our rural setting and response time.
  - Past and current Easton Hazard Mitigation Plans were discussed. Adding a water supply requirement zoning ordinance has been a ongoing goal.
  - Zak Mei sought public opinion on the zoning amendment if the emphasis was placed on fire ponds, which are cheaper than cisterns, and the lot count threshold was increased to 8.
  - The public was directed to the second part of Emergency Management recommendations, on the topic of long driveways. Ned Cutler described the amendment which would enable emergency vehicles to pass each other via turnouts on private driveways exceeding 1000 feet.

- Concerns included the feasibility of making said turnouts on difficult terrain, in which case it was suggested that the whole driveway could be made to be 16 feet wide instead of making a turnout.
- **Zak Mei moved to close the hearing at 8:18 PM. Bob Lamanna seconded. All in favor. Passed.**
- **Denys Draper opened the hearing for the Wetlands Conservation Overlay Zoning at 8:19 PM.**
  - Kris Pastoriza explained the rationale for this ordinance, which is based on what Deerfield has.
  - The public expressed their concerns regarding definitions of “accessory structures”, “transmission structure” and “infrastructure”, the enforceability of the ordinance, and the conditional use permit referenced in the text.
- **Ned Cutler moved to close the hearing at 8:43 PM. Frank Woodruff seconded. All in favor. Passed.**
- **Denys Draper called the steep slopes hearing to order at 8:45 PM.**
  - The public discussed the various interpretations of the steep slopes calculation, gave examples and compared how the proposed amendment is different from the current ordinance.
  - Scott Viveiros and Roy Stever pointed out that the proposed amendment is more lax (requiring fewer acres) than the current ordinance, in certain situations, for example when a lot contains 1 acre of land less than 15% slope and 6 acres of land between 15% and 25% slope. That lot would be allowed under the proposed amendment but not under the current ordinance.
  - Zak Mei stated that the main point of the revision is to make it easier for everyone to conduct the density analysis with the contour lines, but the actual thresholds are negotiable.
  - Roy Stever drew attention to the Master Plan surveys and the Master Plan which indicate that the property owners in town generally prefer to protect the views of the steep slopes and ridgeline areas.
  - Frank Woodruff read an alternative proposal for the amendment which further simplified the slope tiers and reduced the lot size requirements for steep lots.
- **Ned Cutler moved to close the hearing at 9:20. Frank Woodruff seconded. All in favor. Passed.**

### **Correspondence**

- The Planning Board received a letter from Scott and Sandra Viveiros withdrawing their second subdivision application. Mr. Viveiros stated that the NH DOT is requesting an acknowledgement letter from the town.
- The Board agreed to send a letter, already drafted, which accepted the withdrawal and revoked the previously conditionally accepted subdivision application known as “Viveiros 2”.

## **Discussion**

- Steep Slopes
  - Zak Mei moved to dispense with the reading of the steep slopes amendment. Bob Lamanna seconded. All in favor. Passed.
  - Ned Cutler noted that Frank's proposal favors more development in the SHRD district, compared to the existing ordinance.
  - The board discussed Frank's amendment proposal and generally agreed upon a modified wording that mostly followed Frank's recommendations for lot sizing but containing some other aspects of the original proposal.
  
- Long Driveways
  - It was determined that the long driveways amendment should be separate from the water supply regulation.
  - The board generally agreed to strike out the specific examples mandating the half-way turnout placement.
  
- Cistern/Water Supply
  - The board discussed the cistern/water supply amendment and generally agreed to change the threshold to 8 lots, place emphasis on fire ponds rather than cisterns, and add an easement requirement to allow emergency responders access to the water supply.
  
- Wetlands
  - The board discussed the need to add definitions for "accessory structures", "transmission structures" and "infrastructure".
  - The board was concerned about whether the town has the necessary regulatory powers for the proposed amendment.
  - Zak Mei will consult legal opinions and report back to the board.
  
- Ned Cutler moved to hold another round of public hearings on February 4 at 7 PM. Bob Lamanna seconded. All in favor. Passed.

Ned Cutler moved to adjourn at 10:47 PM. Bob Lamanna seconded. All in favor. Passed.

## **Next Meetings:**

Special Master Plan Planning Board Meeting – January 29, 2019 at 7 PM.

Public Hearings - February 4, 2019 at 7 PM.

Regularly Scheduled Planning Board Meeting – February 7, 2019 at 7 PM.

Respectfully submitted,

Claire Mei  
Secretary to the Easton Planning Board