

**Town of Eaton Planning Board
Minutes of the Meeting
October 27, 2025**

At the regular meeting of the Town of Eaton Planning Board held on the 27 day of October 2025 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

Present:	Paul Rhyde	Chairperson
	Michael Johnston	Vice-Chairperson
	Denise Lodor-Morris	Member
	Aaron DeLand	Member
	James Crowell	Member

Applicants Present:	Mike Marr	Applicant
	Brian Chapin (for Dutchers)	Applicant
	Torrey Clark (rep. solar)	Applicant

Others Present:	Don Bigelow, John Stevens, Orrin Stevens, Mike Mazza, Steven Clark, Dean Polisse and Sue Polisse
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Chairperson Paul Rhyde opened the meeting at 7:01 p.m. followed by the Pledge of Allegiance

Minutes from August 25, 2025 reviewed and tabled until the next meeting for corrections.

Keith Peavey, Special Use Permit, 5107 Route 20, Tax Map #111.42-2-2

Applicant not present.

James Dutcher and Phil Davis, Boundary Line Change, 6193 Route 20, Tax Map # 125.-3-6 and 125.-3-7

Brian Chapin present on behalf of the applicants. The applicants have to apply for an area variance, go through the Zoning Board of Appeals and then return to the Planning Board for determination.

Mike Marr, Boundary Line Change, 4872 Westcott Road, Tax Map # 150.20-1-33

Mike is selling 0.5 acres of land to his neighbor, Gilbert Conrad.

Chairperson Paul Rhyde makes a motion that as Lead Agency, the Short Environmental Assessment Form review is completed as an unlisted action, proceeded on uncoordinated review with a negative determination. Board member DeLand seconded. All ayes.

Section 165-12.1 explains that a public hearing is not required if a survey map adequately shows the final adjusted boundary line change. Mr. Marr will return to the Planning Board once a survey is completed.

Madison CSG 1, Special Use Permit and Site Plan Review, Public Hearing, Rocks Road, Tax Map # 112-1-5

Chairperson Paul Rhyde opened the public hearing at 7:25 pm.

There was no written communication. All persons present for or against were heard.

The Madison County GML was sent out.

Chairperson Paul Rhyde makes a motion to keep the Public Hearing open until the next meeting, November 24, 2025, seconded by Board member Johnston.

Closed Session:

The board entered into a closed session at 8:32.

The board ended closed session at 8:49.

Board member Lodor-Morris made a motion to adjourn the meeting, seconded by Board member Crowell. All ayes. The meeting was adjourned at 8:50 p.m.

Respectfully submitted,
Christine Boyden, Secretary