

**Town of Eaton Planning Board
Minutes of the Meeting
December 8, 2025**

At the regular meeting of the Town of Eaton Planning Board held on the 8th day of December 2025 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

Present:	Paul Rhyde	Chairperson
	Michael Johnston	Member
	Denise Lodor-Morris	Member
	Aaron DeLand	Member
	James Crowell	Member
Applicants Present:	William Schaffer	Applicant
	Airian Eastman	Applicant

Others Present: William Schaffer and Dave Ogrydziak

Chairperson Paul Rhyde opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance

Board member DeLand made a motion to approve the minutes of the November 24, 2025 meeting as written. Board member Crowell seconded. All ayes. The minutes were approved as written.

William Schaffer, Special Use Permit, Public Hearing, Pratts Road, Tax Map # 112.-1-62.1

Mr. Schaffer would like to install a manufacture home, septic system and water well on this property.

Chairperson Rhyde opened the Public Hearing at 7:08 pm. There was no written communication regarding this application. No one present to speak for or against application.

Chairperson Rhyde closed the Public Hearing at 7:12 pm.

The board completed a Short Environmental Assessment Form for the proposed Special Use Permit. Chairperson Rhyde made a motion that the proposed action will not result in any significant adverse environmental impacts. Board member Lodor-Morris seconded. All ayes.

7:14 pm - Board member Crowell made a motion to approve the Special Use Permit as presented to the Board, contingent on receiving blue prints prior to beginning work. Board member DeLand seconded. All ayes.

Centerline Communications, Special Use Permit, Public Hearing, 4850 Wilcox Road, Tax Map # 150.-1-2./1

Centerline Communications on behalf of American Tower Corp/T-Mobile Northeast LLC requests to co-locate transmission equipment on an existing tower.

Chairperson Rhyde opened the Public Hearing at 7:16 pm. There was no written communication regarding this application. Dave Ogrydziak, the land owner, expressed concern that he had not received notice of the pending alterations of the tower from Centerline.

Chairperson Rhyde closed the Public Hearing at 7:21 pm.

The board completed a Short Environmental Assessment Form for the proposed Special Use Permit. Chairperson Rhyde made a motion that the proposed action will not result in any significant adverse environmental impacts. Board member DeLand seconded. All ayes.

7:23 pm - Board member Crowell made a motion to approve the Special Use Permit as presented to the Board. Board member Johnston seconded. All ayes.

Board member Lodor-Morris made a motion to adjourn the meeting, seconded by Chairperson Rhyde. All ayes. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Christine Boyden, Secretary