

**Town of Eaton
Planning and Zoning Board
Minutes of the Meeting
February 24, 2026**

At the regular meeting of the Town of Eaton Planning and Zoning Board held on the 24th day of February 2026 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

Present:	Michael Mazza	Chairperson
	Don Bigelow	Member (Absent)
	Paul Rhyde	Member
	Michael Johnston	Member
	Denise Lodor-Morris	Member
	Aaron DeLand	Member
	James Crowell	Member
	Shane Gallup	Alternate (Absent)
	Charlie Page	Alternate

Applicants Present:	Mike Woodcock	Applicant
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Others Present: Margaret Woodcock and John Dunkle

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

Board member Lodor-Morris made a motion to approve the minutes of the January 27, 2026 Planning and Zoning Board meeting as written. Board member Crowell seconded. All ayes. The minutes were approved as written.

Mike Woodcock, Area Variance, Public Hearing, Leach Road, Tax Map # 135.00-1-18.31

Mr. Woodcock applied for an area variance application for relief from lot width to depth ratio of 4 to 1 per subdivision of land 165-30 (B).

Chairperson Mazza opened the Public Hearing at 7:02 pm. There was no written communication regarding this application. No one present to speak for or against application.

Chairperson Mazza closed the Public Hearing at 7:03 pm.

7:03 pm - Board member Page made a motion to approve the Area Variance application as presented to the Board. Board member Lodor-Morris seconded. All ayes.

Mike Woodcock, Subdivision, Public Hearing, Leach Road, Tax Map # 135.00-1-18.31

Mr. Woodcock wishes to subdivide a 15-acre parcel from a 98-acre parcel, leaving 83 acres. The remaining land is not for building.

Chairperson Mazza opened the Public Hearing at 7:04 pm. There was no written communication regarding this application. No one present to speak for or against application.

Chairperson Mazza closed the Public Hearing at 7:05 pm.

7:05 pm - Board member Lodor-Morris made a motion to approve the Subdivision application as presented to the Board. Board member Rhyde seconded. All ayes.

The board completed a Short Environmental Assessment Form for the proposed Area Variance and Subdivision. Board member Rhyde made a motion that the proposed action will not result in any significant adverse environmental impacts. Board member Page seconded. All ayes.

7:10 - John Dunkle reviewed the Solar Project with the board.

Board member Lodor-Morris made a motion to adjourn the meeting, seconded by Board member DeLand. All ayes. The meeting was adjourned at 7:53 p.m.

Respectfully submitted,
Christine Boyden, Secretary