

**Town of Eaton
Planning and Zoning Board
Minutes of the Meeting
June 30, 2026**

At the Special meeting of the Town of Eaton Planning and Zoning Board held on the 30th day of June 2026 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

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

Applicants Present:	Jamie & Clyde Benedict	Applicants
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Others Present:

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

Clyde and Jamie Benedict, Area Variance, Special Use Permit, and Subdivision, Public Hearing, Brooklyn St and Route 26, Tax Map #136.18-1-81

The Benedicts wish to subdivide a lot into three separate lots and wish to put a mobile home on one of them, which requires a Special Use Permit. The proposed subdivision creates lots that do not meet the minimum dimensions of 2 acres thus needing an area variance.

Chairperson Mazza opened the Public Hearing at 7:03 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.

7:08 pm - Board member Rhyde made a motion to approve the Area Variance applications as presented to the Board. 80' variance for road frontage of proposed lot C. Lot A, B, and C were approved as non-conforming lots as they do not meet the required 2 acres. Board member Page seconded. All ayes.

7:12 pm - Board member Bigelow made a motion to approve the Subdivision application as presented to the Board and as shown on the survey dated 6/23/2026. Board member Page seconded. All ayes.

7:15 pm - Board member Johnston made a motion to approve the Special Use Permit application as presented to the Board, approving the use of a mobile home. Board member Bigelow seconded. All ayes.

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

Board member Johnston made a motion to adjourn the meeting, seconded by Board member Page. All ayes. The meeting was adjourned at 7:17 p.m.

Respectfully submitted,
Christine Boyden, Secretary