

Town of Beech Mountain

Planning Board Minutes

January 6, 2007

Call to Order

Chairman Paul O'Connell called the meeting to order at 9:00 a.m. Other Board Members present were Adolfo Sanmartino, John Hoffman and Andy Porter. Also present were Alan Holcombe, Town Council member Paul Piquet, and Town Manager Michael Boaz.

1. Adoption of Agenda

Mr. Hoffman moved to approve the agenda as amended, seconded by Mr. Watson, motion carried unanimously.

2. Selection of Chairman

Mr. Hoffman moved to reselect Paul O'Connell as Chairman of the planning board. Mr. Porter seconded the motion and it passed unanimously.

3. Selection of Vice-Chairman

Mr. Sanmartino moved to reselect Andy Porter as Vice Chairman of the planning board. Mr. O'Connell seconded to motion and it passed unanimously.

4. Approval of Minutes

Mr. Sanmartino moved to approve the December 5, 2006 minutes as submitted, seconded by Mr. Hoffman, motion carried unanimously.

5. Discussion of Sign Ordinance

Staff reminded the board of the action taken in the previous planning board meeting. The board decided to suggest to council that any new sign must be approved by the planning board, and the planning board will approve the sign with guidance from a set group of colors. Staff explained that the Pantone Color book had been ordered but had not arrived because it was on back order. Mr. Hoffman moved to table the discussion until the Pantone Color book arrives. Mr. Sanmartino seconded the motion and it carried unanimously.

6. Underground Utilities

Staff explained that many different figures regarding the cost of requiring underground utilities. Staff reported that the most reliable figure that had been given was by a developer that used Mountain Electric, the town's electricity provider, for his underground power. The estimate was between \$15 and \$18 per foot. After a brief discussion Chairman O'Connell motioned to table the discussion until more information was available. The motion was seconded by Mr. Hoffman and carried unanimously.

7. Discussion to Change Street Side Setback for New Construction

Staff explained that the property lines on many lots fall in a place where the current setback requirements do not give the town enough right of way. During the previous meeting concern that varying road width may give some home owner an advantage over others was expressed. Staff informed the board that the possible advantage that home owners may have based on road width is negligible. After a short discussion Chairman O'Connell moved to recommend to council reworking the setback requirements to assure homes are either 30 ft. from the center of the road or 20 ft. from the lot line; whichever is greatest.

8. Modular Home Requirements

Staff explained that there was some confusion with the wording of the modular home ordinance. The ordinance was intended to require builders to notify the town police, public works department, and inspections department three working days prior to moving the units into town. Chairman O'Connell moved to recommend changing the wording of the ordinance to require contractors to notify the town three working days in advance rather than three days. Mr. Porter seconded the motion and it carried unanimously.

9. Other Business

- a. **Change of sign ordinance:** Mr. Sanmartino informed the board that in a recent meeting many of the restaurants voiced their displeasure with some of the requirements of the sign ordinance. After brief discussion Mr.

Adjournment

With no further business, Mr. Watson moved to adjourn the meeting, seconded by Mr. Sanmatino, the motion carried unanimously. The meeting adjourned at 10:04 am.

Respectfully Submitted

Keith Cook
Secretary to the Board