

Town of Beech Mountain

Planning Board Minutes

March 4, 2008

Call to Order

Vice chairman Andy Porter called the meeting to order at 9:10. Other Board Members present were Jon Hoffman, Adolfo Sanmartino, and Bill Watson. Also present were council Randy Corn and Town Manager Michael Boaz.

1. Adoption of Agenda

The Agenda was accepted as presented.

2. Approval of Minutes

Mr. Watson moved to approve the March 4, 2008 minutes. The motion was seconded by Mr. Hoffman and carried unanimously.

3. Discussion of Sign Ordinance

Staff clarifies the ordinance changes for the Board. Mr. O'Connell moved to approve the changes. Mr. Sanmartino seconded the motion and the carried unanimously.

4. Creation of a Tree Board

Staff informed the Board that the Town is currently in the process of becoming a Tree City USA. Part of attaining that distinction is the creation of a tree ordinance and a tree board. Staff is also in the process of applying for an urban forestry grant. If awarded the grant, a forestry consultant would work with the tree board to develop ordinance to promote healthy forests on Beech Mountain. After a brief discussion Mr. Hoffman moved to recommend the creation of a Tree Board. Mr. Watson seconded the motion and it carried unanimously.

5. Review of Tall Trees Subdivision

Staff explained to the Board that this was the second submission of the Tall Trees subdivision siteplan to the Planning Board. After a brief discussion Mr. Hoffman moved to approve the siteplan for construction with the conditions that utility easements are provided for in all areas currently identified as setbacks, downlit lighting is used throughout the entire subdivision, and issues with sewer in Red Fox Run are worked out

with town staff. The motion was seconded by Mr. Porter and carried unanimously.

6. Change to Subdivision Ordinance Eliminating <10 Requirement

Staff explained that the subdivision ordinance exempts lots less than 10 acres from the requirements of the subdivision ordinance. Staff had recently had an experience where a developer tried to use the exemption to installed roads not allowed by the ordinance. The developer thought legal action could be taken against the Town due to the exemption. Staff believed eliminating the exemption would clarify expectations for developer and promote better planning on Beech Mountain. After a short discussion Mr. Hoffman moved to recommend the change to council. The motion was seconded by Mr. Sanmartino and carried unanimously.

7. Change to Parking Pad Requirements

Staff explained that the area that make up parking pads are not clearly defined. Staff recommended an ordinance amendment that would require parking spaces to be perpendicular to the road. Also the recommended changes would require parking pads to be constructed before the any other construction and require builders to have a 6 yard dumpster on it before the sill plate inspection. Mr. Watson expressed concern that builders building a garage on a large foundation may not be able to build the parking pad prior to the rest of construction. Mr. Porter said that even if that did happen the builder would eventually used the fill that was required to meet the parking pad requirements. After a brief discussion Mr. Sanmartino moved to adopt the changes. Mr. Porter seconded the motion and it carried unanimously.

8. Change to Nuisance Ordinance

Mr. Sanmartino moved to change the nuisance ordinance to require dumpsters on the premise of new construction. The motion was seconded by Mr. Watson and carried unanimously.

9. Adjournment

With no further business, Mr. Hoffman moves to adjourn the meeting at 10:07. Seconded, by Mr. Sanmartino, the motion carries unanimously.

Respectfully Submitted,

Bobby Dziewulski