

Town of Beech Mountain

Planning Board Minutes

February 5, 2008

Call to Order

Chairman Paul O'Connell called the meeting to order at 9:06. Other Board Members present were Jon Hoffman, Adolfo Sanmartino, Bill Watson, and Andy Porter.

1. Adoption of Agenda

The Agenda was accepted as presented.

2. Approval of Minutes

Mr. Watson moved to approve the January 3, 2008 minutes. The motion was seconded by Mr. O'Connell 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 unaniomously.

4. Discussion of Work Cessation Ordinance

Staff mentions that this is a noise ordinance. Mr. Watson states that individual homeowners should be able to work on their houses on the weekend. It was decided that there should be no commercial construction, and the homeowner must be present for any construction during the designated period, barring an emergency. Mr. Hoffman wanted to assure that construction would be allowed as a result of an emergency or natural disaster. Mr. O'Connell moved to recommend council adopt a work cessation ordinance that disallowed residential construction unless it is being done by the owner of the home, it is needed due to an emergency, or failure to perform construction will result in a health hazard. Mr. Sanmartino seconded the motion and it carried unanimosly.

5. Discussion of Conditional Use Overlay

Staff states that this topic will be readdressed in a future meeting.

6. Discussion of Owner Cutoff Ordinance

Board decides that owner cutoffs must be approved by Town Staff. Mr. Watson moved to approve this change and Mr. O'Connell seconded it. The motion is carried unanimously.

7. Review of Ski Village Plans

Mr. O'Connell inquired about the number of culverts and they were identified on the plans by staff. Mr. Watson has doubts that it would be accessible by a fire truck. Staff explains an odd symbol on the plans, which is identified as a temporary rock check dam. Mr. Porter moves to approve the plans and this is seconded by Mr. Watson. The motion is carried unanimously.

8. Discussion of Tree Planting requirement for Modular Homes

It is mentioned that property owners believe the requirement presented a hardship because a backhoe was needed to take the trees down. For environmental reasons the request for a change is denied.

9. Discussion of allowing lots less than 15,000 square feet

Mr. Porter wants to revisit this topic to check the status. The Board had denied this, but they believe the Town Council is going to overrule. Mr. Porter states that he is opposed as well unless there are restrictions placed on the lot so that it cannot be built on.

10. Swearing In of Members

Mr. O'Connell, Mr. Watson, and Mr. Porter get sworn in.

11. Adjournment

With no further business, Mr. O'Connell moves to adjourn the meeting at 10:12. Seconded, by Mr. Sanmartino, the motion carries unanimously.

Respectfully Submitted,

Bobby Dziewulski