

**Town of Beech Mountain**  
Planning Board Meeting Minutes  
November 29, 2011

***Call to Order:***

Chairman Paul O'Connell, called the meeting to order at 9:15 AM. Other Board Members present in attendance were John Hoffman, Bill Watson, Andy Porter, Brian Barnes and Planning Director James Scott.

***Adoption of Agenda:***

Bill Watson made a motion to adopt the agenda and John Hoffman seconded. Said motion was carried with no objections.

***Approval of Minutes:***

Brian Barnes made a request to strike a line from the minutes due to it did not represent his intention to speak on behalf of the Club. The line was stricken.

Bill Watson made a motion to adopt the minutes from the previous Planning Board meeting with the change. Brian Barnes seconded and motion carried with no opposition.

***Discuss Request for extension of Preliminary Plat for Tall Trees at Beech Mountain:***

Concerns were that the original plan was submitted in 2008 and that the submitting engineer was also the Town engineer who conducted the review. Also, there are multiple roads that are steeper than allowed by the state. Paul Watson began the discussion on what are the state requirements. Mr. Scott advised that the requirements were 18% max and some of the roads on the plan are at 25%. Discussion continued on what were the board options.

Andy Porter made a motion to send it to the town engineer and if it was approved then return to the Planning Board for final approval. Seconded by Brian Barnes 2<sup>nd</sup> followed by additional discussion and the motion was withdrawn.

The Board continued with discussion around whether we can now ask for an Erosion plan. Mr. O'Connell clarifies the developer has no plans to complete this year, he just want to keep it active till he decides to build. Mr. Watson is concerned that if the permit is not extended

the developer may decide that they no longer want to grant a right away for the trail already in place and future trails. Mr. Scott reminds the board that the town does not have much room left for sub-divisions and the town wants the best sub-division possible. Discussion continued on just letting the permit expire and if the permit expires the board can make the same trail conditions in the future.

Paul O'Connell made a motion to approve conditional on the approval up to the Town Engineer for 1 more year and if the Engineer does not approve to let the permit expire. Seconded by Bill Watson and motion carried with no objections.

### ***Comprehensive Planning:***

Brian Barnes suggested changing the wording in the section on baby boomer, stating that they all passed retirement age. Otherwise the report looks good. Discussion continued on how the full time resident's growth can increase with no additional growth to industry and was reminded that more people able to work virtually from home. Mr. Watson brought up if the amount of vacant lots was a true reflection of buildable lots. Mr. Scott advised that he used an 85% of the vacant lots as being buildable lots.

Motion to approval of the text was made by Brian Barnes and seconded by Paul O'Connell. Motion carried with no objections.

### ***Other Business:***

Review of the next meeting, scheduled for 12-27-11 was determined that most of the board members could not attend. A tentative date of January 3<sup>rd</sup> was set and Mr. Scott may cancel if there is no important business.

There was continued discussion on when the Board of Adjustment was meeting to discuss the AT&T cell tower, which will take place on December 6<sup>th</sup>. A concern that was discussed was that Slopes Road is a private road and could the owner restrict access. This issue was left to the Board of Adjustments and not an issue that the Planning Board can make any determination on.

Mr. O'Connell asks if any other business and there is none.

### ***Call to Adjournment:***

Chairman O'Connell called for a motion to adjourn. John Hoffman moved for the motion and Bill Watson seconded and was carried with no objection.

Respectfully Submitted,

James Scott  
Secretary to the Board