

TOWN OF BEECH MOUNTAIN

Planning Board Meeting Minutes

May 27, 2014

Call to Order:

Chairman Andy Porter called the meeting to order at 9:05 AM. Other Board Members present in attendance were Pete Chamberlin, Matt Lavigne, John Hoffman.

Adoption of Agenda:

The agenda was adopted as presented.

Approval of Minutes:

There was a motion that the minutes be approved. Said motion was seconded and passed with no objection.

Public Comment Period:

There were no public comments.

Discuss Eagle's Nest Subdivision:

Elliot Harwell from the Eagle's Nest Development came to the Planning Board to request approval on the lots of their subdivision that is located within the town limits.

The main issues mentioned were water and sewer hookups, private roads, and the ability to provide emergency services to the lots within the town limits such as police and fire.

Mr. Scott made a note that the connector road is not to be decided in this meeting because it is a separate issue that will be determined by the Town Council. The only thing that should be discussed at this meeting was the subdivision. Mr. Scott pointed out that the ordinance says subdivisions in Beech Mountain should not have private roads to prevent accessibility issues and isolation. John said he had a problem with private roads because of who will be responsible for fire and police protection. Because the roads are planned to be private and there is no access, how can the Beech Mountain Fire Department get access to property they are responsible for protecting? Mr. Harwell was then asked if they had considered de-annexation. Elliot Harwell said he has been told that de-annexation takes a lot of work, Mr. Scott added in that it does take an act of state legislation, and the state usually wants to see the town's support.

Another issue brought up was water and sewer hookups; since the edge of 6 of the lots are 200 feet away from the water and sewer lines they could theoretically hook up to the town's water and sewer; however it would be a lot of lines to lay from the main hookup up the properties at the developer's or property owner's cost. Mr. Harwell asked about leaving a 200 foot buffer from the water and sewer lines, and technically it would be undeveloped green space land.

Lastly, Mr. Scott noted that the roads, erosion control plan, and storm water provisions have to be reviewed by the Town's Engineer along with a letter of approval submitted with the roads.

Mr. Scott suggested that the issue be referred to the Board of Adjustments to either allow a variance about the private roads, or refer to the Town Council for support of de-annexation. He also suggested the Town might try to research further (and obtain a legal opinion) regarding fire and police liability and the mandate to provide services before they made their final decision

A motion was made that the Town proceed by securing the Town Attorney's opinion regarding the legality and practicality of re-assigning the Fire District/ Police District or otherwise absolving the Town of liability and mandated services. The Planning Board recommended that the BOA grant the variance if the issues above could be resolved.

Discuss Architecture Committee Standards

Mr. Scott started discussing some potential draft standards for a Commercial Building Design Ordinance. The area would include an overlay district that extends from the start of town near Town Hall down to the Ski Resort along Beech Mountain Parkway. Approved renovations in this district would include those taking the building back to the original character of the area or making the renovation comply with new standards. New Construction would need to comply with the new standards put forward.

Some potential items that could be regulated were discussed, including:

1. Metal Buildings.

To prevent all metal structures, a standard would be put in place so that no more than 50% of façade could be metal; must include rock, wood, etc; natural elements

2. Roofing

No flat roofs, 4-12 pitch or greater; lowest you can have with asphalt shingles.

John emphasized that the ordinance needed to address cedar shake shingles in reference to fires; came to conclusion to allow fire-retardant cedar shake shingles or fire-retardant synthetic cedar shake shingles, metal, slate, and asphalt shingles would also be acceptable for this district.

4. Siding Options

Log, cement, heavy timber, bark, and stone/rock would be considered acceptable siding options

5. The idea of having requirements for windows, particularly on the front side of buildings, was also mentioned, although nothing conclusive came of it.

6. Roof style

Gable, dormers, and gable roofs were all considered acceptable; however, mansard style roofs were considered out of character in the Beech Mountain community.

7. Sidewalks

Mr. Scott mentioned the possibility of a Sidewalk requirement, concerns about where the sidewalks would go and linking sidewalks together

8. Landscaping Buffer

The idea of a landscape buffer was brought up and whether or not there should be one, and what plants would be allowed or encouraged. Mr. Scott will look around at other communities and see what their ordinance says.

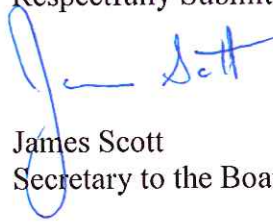
Other Business:

There was no other business.

Call to Adjournment:

A motion to adjourn was made, seconded and carried.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "James Scott". The signature is written in a cursive style with a large initial "J" and "S".

James Scott
Secretary to the Board