

**TOWN OF BEECH MOUNTAIN**  
Planning Board Meeting Minutes  
March 31, 2015  
Beech Mountain Town Hall

**Call to Order:**

Andy Porter called the meeting to order at 9:05 AM. Other Board Members present were John Hoffman, Max Riley, Mike Chase, and Pete Chamberlin.

**Adoption of Agenda:**

The agenda was adopted as presented.

**Approval of Minutes:**

The minutes of the March 3 meeting were approved as presented.

**Public Comment Period:**

There were no public comments.

**Re-Zoning of 1103 Beech Mountain Parkway:**

There was a motion to move forward with recommending that the Town Council re-zone the property to CS-1. Said motion was seconded and carried with no objection. It was noted that the parcel has been used for commercial purposes since the building was constructed.

**Comprehensive Plan Prioritization:**

James Scott reviewed a project that he hoped would help the Board focus on the big issues that faced the Town in order to galvanize their efforts towards making real differences in the community over the long term. He had previously asked the Board members to review their Comprehensive Plans and then fill in the blanks on the sheet, prioritizing various initiatives.

Each Planning Board member spoke in turn discussing what they viewed as priorities for the Town's future.

Max Riley discussed that he felt priorities should involve looking for ways to improve water quality and environmental quality. He also thought it was important for the Town to focus on assisting Public Safety Departments (Police and Fire) with pre-planning for emergencies. He pointed out that house numbering, in particular, was an issue that needed attention. Other actions that could be taken to support Police and Fire Departments included improved mapping and development of the CAD system. Max also placed a high priority on protecting the appearance of the Town, especially through Zoning enforcement.

Pete Chamberlin felt that the highest priority of the Planning Board should be a focus on land use policy. He thought that the Comprehensive Plan wavered between calling for high density and sprawl. He felt that the Town needed more direction regarding a stance on future growth vs. conservation. Pete's second priority regarded the Town roads. The prioritization of roads for paving was a major concern, and Pete felt that while a consultant engineer could grade the condition

of the roads, the Town citizen's (with their local knowledge about use and future plans) input should be the foremost input with regard to ranking.

Mike Chase said that he felt a priority of the Planning Board should be orchestrating growth that occurred from the inside core of the Town first. Mr. Chase felt strongly that growth should be directed to areas where infrastructure currently exists, rather than looking to extend to outlying areas. He also noted the environmental benefits of this approach, especially in preserving land.

John Hoffman felt that assisting public safety departments with pre-planning for emergencies was important. Like Max Riley, he also was concerned about house numbering problems in Town. He also noted the importance of addressing problems with some of the current ordinances.

Andy Porter divided his priorities into groups, aggregating several issues into categories of importance. His top priority was to improved public spaces in the town by the creation of a "Streetscape Path" that linked the town's commercial district together. He attributed high importance to the aesthetic improvement of the Town in general, including through Town projects and through pursuing condemnations of substandard housing. He also felt it was important for the Town to look for ways to support the local businesses and economy.

James Scott said he would compile the results of this exercise for the Board to review at the next meeting as they developed a direction for the future.

**Adjournment:**

A motion was made to adjourn the meeting; motion was seconded and carried unanimously.

Respectfully Submitted,

James Scott  
Staff to the Board