

Town of Beech Mountain

Planning Board Minutes

November 7, 2006

Call to Order

Chairman Paul O'Connell called the meeting to order at 9:04 am. Other Board Members present were John Hoffman and Bill Watson. Also present were Town Council members Paul Piquet and Randy Corn, and Town Manager Michael Boaz.

1. Adoption of Agenda

Mr. Watson moved to approve the agenda as amended, seconded by Mr. Hoffman, motion carried unanimously.

2. Approval of Minutes

Chairman O'Connell moved to approve the October 3, 2006 minutes as submitted, seconded by Mr. Watson, motion carried unanimously.

3. Discussion of Sign Ordinance

After a brief discussion the Board decided they still did not have enough information about possible colors. John Hoffman said that his wife suggested that the sign ordinance prohibit use of iridescent, florescent, and incandescent colors. Chairman O'Connell suggested a "sign review" board might be able to approve signs. Although no one expressed opposition to the idea, Mr. Hoffman thought it was still important to have some guidelines for individuals reviewing new signs. Mr. Watson was concerned that people have different ideas of colors, so a list of colors may not work. Town Council member Randy Corn explained that the Pantone Company has a color system that engineers and architects use to identify exact colors. The Board agreed to continue the discussion at the next planning board meeting.

4. Zoning of Archers Inn/Jackalopes View

Archers Inn and Jackalopes View had not been zoned when it was annexed. After a short discussion the Board agreed that CS 1 would be the most appropriate zone. Mr. Hoffman moved to recommend to Town Council, the zoning of Archers Inn and Jackalopes View to CS 1, seconded by Mr. Watson, the motion carried unanimously.

5. Conditional Use Zoning Overlay

A conditional use zoning district is an overlay on top of an existing zoning district. This allows the owner/owners of parcels within the district to work with the town to alter the characteristics of the district. This also allows the town to create additional requirements for building and land use. Chairman O'Connell moved to recommend to Town Council to change the zoning ordinance to allow a Conditional Use overlay, seconded by Mr. Watson, the motion carried unanimously.

6. Other Business

- a. Underground utilities:
Councilman Piquet asked the board to look into requiring new construction to bury all utilities. After a brief discussion the Board agreed to table this item until the next meeting.
- b. Dumping at Ski Beech:
Chairman O'Connell described an area where Ski Beech had been dumping a variety of materials. Staff was asked to look into the issue.

Adjournment

With no further business, Mr. Hoffman moved to adjourn the meeting, seconded by Chairman O'Connell, the motion carried unanimously. The meeting adjourned at 10:08 am.

Respectfully Submitted

Keith Cook
Secretary to the Board