

Town of Beech Mountain

Planning Board Minutes

December 10, 2007

Call to Order

Chairman Paul O'Connell called the meeting to order at 9:04 am. Other Board Members present were Adolfo Sanmartino, Bill Watson, Andy Porter, and Jon Hoffman. Also present were Town Council members Pete Chamberlain, Randy Corn, Paul Piquet, and Rick Owen, and Town Manager Michael Boaz, and resident Bill Hagna.

1. Adoption of Agenda

The agenda was accepted as presented.

2. Approval of Minutes

Mr. O'Connell moved to approve the October 2, 2007 minutes with two amendments. The motion was seconded by Mr. Sanmartino and carried unanimously.

3. Discussion of Sign Ordinance

Staff asked if the board would like to make changes to the sign ordinance. Mr. Sanmartino explained that he felt the sign buildings with multiple businesses should only be able to have one sign per tax ID number, but after a short conversation decided that the ordinance already addressed his major concerns. Mr. O'Connell said that section 1904 (m) of the sign ordinance referenced section 8-4, but 8-4 is not in the ordinance. Staff agreed and said it will be written to reference 1903 instead. Staff explained that builders are not required to have signs identifying the builder or company constructing homes. Staff felt that requiring such identification would help builders feel more accountable for the construction site and help neighbors contact builders with questions or problems. Mr. Sanmartino said that he believed street numbers needed to be posted in order to assist with material deliveries. Manager Boaz said he thought street numbers were already required by the ordinance. Staff agreed to review and more diligently enforce that area of the ordinance. Mr. O'Connell explained to council that the ordinance did not allow for decorative flags. The board expressed their desire to allow decorative flags, but no motion was made. After additional conversation, Mr. Sanmartino moved to table the sign ordinance discussion until the

following meeting. The motion was seconded by Jon and carried unanimously.

Allowing lot subdivision less than 15,000 square feet

Councilman Paul Piquet explained that in the past he had changed lot lines of a neighboring parcel. With the changed lot his lot was larger and the neighboring lot was a four foot by four foot square. The four by four lot had membership to the Beech Mountain Club attached to it. Mr. Piquet argued that this would protect greenspace. Mr. O'Connell stated doubts about whether this process would protect greenspace in perpetuity. Mr. O'Connell moved not to recommend allowing this type of subdivision to council. The motion was seconded by Mr. Hoffman and the vote was five supporting the chairman's motion. Although they voted yes by abstaining, Mr. Porter and Mr. Sanmartino chose to abstain.

Adjournment

With no further business, Mr. Sanmartino moved to adjourn the meeting, seconded by Chairman O'Connell, the motion carried unanimously. The meeting adjourned at 10:18 am.

Respectfully Submitted

Bobby Dziewulski
Secretary to the Board