



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

September 15, 2011
Johnston

Present: Acting Chairperson Wade Morlock, Commissioners Jan Johnston, Dick Stratton, Gordon Roberts, Scott Harpster.

Excused: none

Staff: Deputy Town Clerk Angela Kulp, Town Planner Mona Green

Guest: Amy Summe, The Watershed Company

As there was a quorum and Acting Chair Morlock and Commissioner Harpster were a few minutes late, Commissioner Johnston called the meeting to order at 7:04pm. Commissioners Johnston, Stratton and Roberts agreed to start with the Bylaw Amendments first, then Minutes, while waiting for the latecomers.

OLD BUSINESS: PC Bylaw Amendments

Deputy Clerk Kulp drafted amendments to the Planning Commission Bylaws to reflect the previous consensus of the Commission as follows:

- A Standing Chairman instead of a Rotating Chairman, elected for one year, with re-election allowed only once.
- Secretary removed.
- Included Secretary functions under Staff Assistance duties.

The commissioners discussed the draft, and then Commissioner Stratton moved to approve the amendments to the Planning Commission Bylaws. Commissioner Roberts seconded. Vote: 3 For, 0 Against. Motion carried.

Minutes: Acting Chair Morlock arrived, and moved to approve the August 8, 2011 minutes and the September 1, 2011 minutes, as written. Commissioner Stratton seconded. Vote: 4 For, 0 Against. Motion carried.

Deputy Clerk Kulp asked Planner Green to update the Commissioners on the Council's Public Hearing for WABA's Substantial Shoreline Development Permit Application held earlier this week. Planner Green shared the Council's Public Hearing was continued to be held on or before the next Council meeting in October over Council concerns to address open space, bulkheads, engineering, and maintenance. Planner Green noted the burden of proof for these concerns are on the Western Academy of Beaux Arts. She added the baseline benchmark for the shoreline is based upon WABA's 2009 public inventory, rather than any future projects.

OLD BUSINESS: Shoreline Management Update

Commissioner Harpster arrived, and the second draft of the SMP Regulations began with Chapter 1. The Commissioners discussed each chapter through chapter 4 line by line, confirming the second draft reflected the changes made in the first draft.

In Chapter 2 on Administration, Acting Chair Morlock reiterated his concern about all the responsibilities of exemption on just the Shoreline Administrator. Discussion ensued, the commissioners reached consensus that the Shoreline Administrator is handling only exemptions with very clear guidelines so therefore, the draft is acceptable as it stands.

Section 2.3.1 raised a concern about the application process. Consensus suggested clarification through flow charts and a checklist in the appendix. Section 2.3.3 reflected Commissioner Harpster's concern over wording on the Council's review process. Ms. Summe agreed the information would be broken up into more sentences for better clarification. Section 2.5.3 showed many exemptions might not be applicable to Beaux Arts. The commissioners agreed specific exemptions applicable to this jurisdiction would be noted in the SMP, with a reference to the location of the complete list of statewide exemptions.

Chapter 3 on Goals and Policies reflected a concern over Section 3.7.1 on the restoration element required. The commissioners agreed this could be discussed separately later, or general requirements could be outlined through descriptions, which may include portions of the WABA master plan. There were no changes to Chapter 4, which concluded the evening's discussions.

Adjourn: Commissioner Stratton moved to adjourn the meeting and Commissioner Roberts seconded. Meeting adjourned at 8:50pm. Vote: 5 For, 0 Against. Motion carried.

Next Meeting: :The Planning Commission will have a special meeting at 7:00pm on Thursday, September 22, 2011 at Commissioner Johnston's home to complete the discussion of the SMP's second draft.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk