

**TOWN OF BOGUE
PLANNING BOARD MEETING
August 4, 2016**

The Town of Bogue Planning Board met August 4, 2016 at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Roll Call was taken by the Clerk at 6:30pm with the following members present: Bobby O'Chat, Shirley Page and Alternate Scott Leahy. Members excused: John Goguen, Michael Panzarella, and Cecil Hurst. Also present was Town Clerk Elizabeth Sweeney and Town Attorney Donna Boggs.

A **Motion** was made to select Bobby O'Chat as Acting Chair for the purposes of this meeting by Scott Leahy. Motion was seconded by Shirley Page. Motion was passed unanimously.

Agenda

Shirley Page made a motion to accept the agenda. Scott Leahy seconded the motion. Motion approved unanimously.

Minutes

Scott Leahy made a motion to accept the June 2, 2016 minutes as written. Motion seconded by Shirley Page. Motion approved unanimously.

Citizen Comments

There were no citizen comments.

Old Business

Update on town sign: Estimates from sign companies were reviewed. No decision was made due to sizes being different on the quotes, design not as expected, and not all members present. Bud Shipp was present and is on the sign committee, he asked to wait until we get all the estimates. Size of sign was agreed on 4'x8'. Motion to table this until next meeting was made by Scott Leahy. Motion seconded by Shirley Page. Motion passed unanimously.

Planner Report

Clerk Sweeney reported the Technical Review Committee met three times regarding the proposed subdivision, Lake Arthur Plantation. The sketch plan was approved July 14, 2016; the first preliminary was also reviewed. The second preliminary plan received today is before the board with a chart itemizing the requirements [attached and incorporated into these minutes]. Items not found on first PP: #1, 14, 15, 18, 18, 22, 23, 24, 27, 30, 32, 38, 40, 50, 54. The street width is still showing 50feet and needs to be 60feet per §153.21B. After discussion Mr. L.B. Page agreed make the street ROW 60feet. Items were discussed, corrected and noted. The second PP shows items missing: 23, 27, 30, 32, 38, and 54. Also ordinance §153.22(B) Lot front minimum of 25 feet. [This is not required for a private street but Mr. Bell indicated he had intended to make the lot frontage a minimum of 25ft on the cul-de-sac.]

After much discussion on these items Mr. Alan Bell and Mr. L. B. Page agreed to meet these conditions but asked for the paving requirement to be waived. Mr. Page said he would maintain it [the road] and it would remain private and unpaved. Sweeney said the board does not need to give an answer on approval/denial at this meeting. It can be tabled for further review. An answer is required of the board

within 45 days of today. There was a discussion and the ordinance was reviewed by the board, attorney and planner. It was noted a deed restriction could be added to keep the road private and unpaved if the ordinance was changed to allow an unpaved road in a subdivision. O'Chat asked how to change the ordinance to allow the private street to be unpaved and what the process would take to get it done quickly. There was discussion on this process by the board, Page, Bell and others of the public. A **Motion** was made by Scott Leahy to pursue an ordinance change to allow an unpaved road in a private subdivision. Motion was seconded by Shirley Page. Motion passed unanimously.

Sweeney and Attorney Donna Boggs reviewed the process and the dates required for advertising along with meeting dates to change the ordinance. There would be at least two changes. The Board asked Sweeney to draft the ordinance changes, have a special meeting of the Board during the week of August 11 to discuss/approve. It would then be presented to the Council at their August meeting. If approved, advertise a public hearing on the ordinance changes for the September Council meeting. The Board would have a meeting to vote on the approval of the preliminary plat after the September Council meeting to be within the 45 day time frame for preliminary plat decision.

New Business

Member change- Cecil Hurst was selected by the Council to replace Julie McSwain. There is an opening for an alternate. The Council will appoint one at their next meeting.

A new chair and co-chair will need to be selected at the September meeting.

Miscellaneous Reports/Announcements

Wait on any further Land Use Training courses until more are in attendance.

Adjournment

Motion to adjourn was made by Scott Leahy, seconded by Shirley Page, approved unanimously. Meeting adjourned at 7:47pm.

_____ **JOHN GOGUEN, Chairperson**

_____ **ELIZABETH SWEENEY, Town Clerk**