

**TOWN OF BOGUE
PLANNING BOARD MEETING
September 8, 2016**

The Town of Bogue Planning Board met September 8, 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: John Goguen, Michael Panzarella, Shirley Page, Cecil Hurst, and Bobby O'Chat. Also present was Town Clerk Elizabeth Sweeney and Alternate Scott Leahy.

Agenda

Michael Panzarella made a motion to accept the agenda. Cecil Hurst seconded the motion. Motion approved unanimously.

Minutes

Michael Panzarella made a motion to accept the August 4, 2016 minutes as written. Motion seconded by Cecil Hurst. Motion approved unanimously.

Michael Panzarella made a motion to accept the Special Meeting, August 9, 2016 minutes as written. Motion seconded by Cecil Hurst. Motion approved unanimously.

Michael Panzarella made a motion to accept the Closed Session of Special Meeting, August 9, 2016 minutes as written. Motion seconded by Cecil Hurst. Motion approved unanimously.

Citizen Comments

There were no citizen comments.

Old Business

Selection of new chairperson: John Goguen nominated Michael Panzarella as chairperson and seconded by Shirley Page. Selection of new co-chair: Michael Panzarella nominated John Goguen as co-chair and seconded by Bobby O'Chat. All members were in agreement with the new chair and co-chair. They will serve for one year.

Subdivision Preliminary Plan Review: Allan Bell was not present at the meeting. He came to the Town Hall earlier in the day to request the Board to table the decision. He said considerable changes may be made to the plans or it may be withdrawn by Mr. L.B. Page. Discussion on the requirement of applicant's or representative's being present at all meetings. This was stated to Mr. Bell earlier. There was discussion of Board's desire to give Council and the applicant a decision on this subdivision.

Michael Panzarella made a **Motion** to Not Approve the Lake Arthur Plantation Preliminary Plat presented as of this date due to no representation and possible substantial changes. Motion was seconded by Cecil Hurst. Motion passed with these results: Three For: Panzarella, Hurst, and Goguen. One Against: O'Chat. One Abstain due to relationship: Page.

If/when Mr. Page or Mr. Bell submits a different plan for the subdivision it will be under a different application as a new project.

Update on town sign: Shirley Page said she met with Bud Shipp and they looked at the sketches. He was going to get measurements for the proper clearance. He was to drop them off to her or the town hall. He has not done so yet. Clerk Sweeney said at the last Council meeting [August] they decided to take the responsibility to decide on the design and the vendor. They thanked the Planning Board and the Sign Committee for their work on the project. There are three estimates on comparable signs which will be given to the Council. The estimates are from three vendors for two signs, \$4500-6500.

New Business

Alternate Richard Franklin was unable to attend tonight due to an emergency. He contacted the Board by phone and email.

Policy change necessary due to NCGS §160A-387. The last paragraph of the statute states the planning board will give a written report to the council on zoning amendments “within 30 days”. All members have a copy of the new policy and should destroy the old ones.

Ordinance amendment: Title 15-Land Usage, Chapter 153-Subdivisions, Section §153.53 of the Code of Ordinances change per NCGS §160A-372 (2015). This is one of several changes the state has made that we will need to amend in our ordinances. The red type shows the changes in the amount of the performance guarantee, and the type of bond [Attached to these minutes]. Michael Panzarella made a Motion to change Bogue Code of Ordinance Title 15-Land Usage, Chapter 153-Subdivisions, Section §153.53(B) as written to comply with NCGS §160A-372. Motion was seconded by Cecil Hurst. Motion passed unanimously.

Planner Report

One resident of Hunting Bay has inquired about the procedure to split his lot to build a second house on it. Sweeney discussed the steps with him and when the lot is divided with a PIN and a 911 address he will be able to get the zoning permit prior to the building permit.

Miscellaneous Reports/Announcements

Wait on any further Land Use Training courses due to time and member availability.

Adjournment

Motion to adjourn was made by Michael Panzarella, seconded by Bobby O’Chat, approved unanimously. Meeting adjourned at 7:05pm.

_____ JOHN GOGUEN, Chairperson

_____ ELIZABETH SWEENEY, Town Clerk