



ORIENTAL PLANNING BOARD MINUTES

Regular Meeting

Wednesday, June 21, 2017 – 3 P.M.

Oriental Town Hall – 507 Church Street, Oriental, NC

Chair called the meeting to order at 3:01PM.

Present:Chairman Dammeyer,Vice Chair Lohmar Member Knapp,Member Flaherty, Member Aeschleman,Manager Miller

Absent:Commissioner Liaisons

Members of the Public

PUBLIC COMMENT: Grace Evans spoke to request explanation of the Fulcher project on the agenda. Chairman Dammeyer explained that the revision was forwarded from the applicant's engineer for comment. This revision is the one they are sending to CAMA in light of not making our setbacks on the first revision. This is not a request from CAMA for comment- that will be in the future.

Mr. William Brennan asks how a 45' crane can fit into a 43.5 ft building. That is certainly one of the questions we have about the revision. It is possible that the building has an open roof- the SUP requires the building to be enclosed when sandblasting,etc is done with an air filtration system.

Melinda Penkava asks if the open roof will violate the height limitations. As a permanent fixture (closed) the roof must meet the standard. She also presented evidence of previous violations (2010, 2013) from the applicant. It was noted by the Manager that presentation of evidence was required at the Public Hearing and cannot be accepted and used as reason to revoke the permit. The meeting was properly noticed and adequate time was allowed for those wishing to present evidence to do so at the Public Hearing October 4, 2016. Ms. Penkava noted she was not available for that hearing. Her question was if the applicant had violated the law previously, how can he be trusted to not violate moving forward? The Manager noted that the project itself is in response to prior violation in an effort to remedy. In addition, we cannot rule on what may be a violation in the future. She also noted that this evidence would have been accepted at the Public Hearing and the Town Board may have considered it in their decision, but that time is past. Ms. Penkava noted that the information was readily available. The Manager noted that the Planning Board and the Town Board based decisions on available information at the time of the Public Hearing.

Art Tierney also spoke on the Fulcher property revision, asking several questions. The Manager laid out the large sized plans for those who wished to see the whole thing at once on one sheet.

Grace Evans also spoke to the drafting of Dark Skies Ordinance and where that process was, as well as noting that she has spoken with the Manager about the lighting situation since Duke changed out our lights. The Chair explained that the Board had started into Dark Skies creation and other priorities jumped in line. It is still on the Board's plans.

OLD BUSINESS

- Approved Minutes from May 17 2017, **MOTION** by Member Aeschleman, Second by Vice Chair Lohmar,5-0.

NEW BUSINESS

- Discussion on July meeting. After checking calendars and noting that several members would be away through July, the meeting set for July 19 is moved to July 12 and the Manager is asked to make sure that the proper notifications go out.
- Bond bulkhead replacement. The bulkhead constructed between 46 and 50 years ago on Faye Bond's Ragan Rd properties was failing and we have submitted response to CAMA about its replacement. It is the opinion of the Manager that NOT replacing that bulkhead would certainly do more damage to the drainage than the replacement. In addition, the failure of the existing bulkhead is speeding up the silting in of the drain between the "Turtle Pond" and the beach drain. Part of the reason we can't bulkhead the beach on the road side to provide parking is so that we can get heavy equipment onto the beach to dig it out when the drain starts silting in. CAMA required response from the Town and the Manager, with agreement from the Chair signed off on that construction as a proven aid to drainage in that area. Documents are provided.
- Degen addition. Mr./Mrs. Degen own a property on Seafarer and brought to us addition compliance paperwork. In order to make the addition on the rear side of the house level with the existing house on a significant downslope on the rear of the property, compliance was granted to terraform the portion under the addition to accommodate construction. As noted in the Terraforming Ordinance, with engineering and documentation that notes the drainage accommodations made for the additional stormwater, the Degens have laid drain from the addition to the front of the property to connect to newly installed French drains which carry water away from the house to the existing town drainage in front of the house. Documents attached.

NON-AGENDA ITEMS / PUBLIC COMMENT-

- NONE

ADJOURN Member Knapp made a **MOTION** to adjourn and Vice Chair Lohmar seconded. (5-0) Meeting adjourned at 3:25PM.

Eric Dammeyer, Chairman

Diane H. Miller, Clerk to the Board

Approved ___ / ___ / ___