

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, December 8, 2009 6:00 pm. at the Manteo Town Hall, 407 Budleigh Street.

The following members were present: Chairman Bill Parker
Member Phil Scarborough
Member Beth Storie
Member Bebe Woody
Member Grizelle Fearing

The following members were absent:

Also present at the meeting: Erin Trebisacci, Planner
Becky Breiholz, Town Clerk

Chairman Parker called the meeting to order at 6:00 pm

SUBJECT: Adoption of Agenda as presented -amend the agenda to include oath of offices for those re-appointed to the Board.

MOTION: Member Woody seconded by Member Fearing to approve the agenda as amended was approved by the following vote: Ayes: Members Parker, Woody, Fearing, Storie and Scarborough. Noes: None. Absent: None.

SUBJECT: Oath of Office-Town Clerk Becky Breiholz administered the oath of office for re-appointments to the Planning Board-Members Scarborough and Storie and Chairman Parker.

SUBJECT: Approval of Minutes Regular Meeting November 10, 2009

MOTION: Member Fearing seconded by Member Storie to approve the minutes as presented was approved by the following vote: Ayes: Members Parker, Storie, Woody, Fearing and Scarborough. Noes: None. Absent: None.

PUBLIC COMMENTS- none

SUBJECT: PARC committee appointments-There is one vacant seat and George Cheeseman's term expires.

MOTION: Member Fearing seconded by Member Scarborough to re-appoint George Cheeseman to the PARC committee was approved by the following vote: Ayes: Members Parker, Woody, Fearing, Storie and Scarborough. Noes: None. Absent:

SUBJECT: Presentation by Molly McCarter on Stormwater Ordinance-with the Albemarle Ecological Study and is also an intern with the Town working on their Capstone project; she is proposing an amendment to the Stormwater ordinance. Currently the B-1 district is exempt from complying with the current regulations and is responsible for a lot of the run-off in Shallowbag Bay. She is proposing that the B-1 district comply with the post development stormwater rule that states that there can no more stormwater run-off and will only apply to new development. It was discussed on how this could be achieved by cisterns and rain gardens. The Waterfront buildings were discussed since they have 100% lot coverage; possibly allowing the roof water to drain directly into the bay since it would be less contaminated. Grand fathering the structures already at the waterfront was discussed. Accommodating overflow was discussed and who would be responsible for that if we required a certain amount of gallons be contained. Would the municipality have to provide a service for this stormwater overflow? A lengthy discussion took place on the practicality of the amendment and other aspects of the planning process. The Board needs to spend some time on the language before making a recommendation to the BOC. Molly invited the Board to their Capstone Project presentation at Roanoke Island Festival Park, December 17 at 2:00 pm. The Board also discussed other environmental issues and what would have the biggest impact that the Town can do.

SUBJECT: Maintenance of Commercial fences- Mrs. Trebisacci presented the Board with a proposed fence ordinance for their review and will be made a part of these minutes. Chairman Parker commented that he sees a problem with the word weathering being included as what defines weathering. Strike the language that says visible from the public right of way. The Board would like to strike the word attractive in the first sentence; remove the entire second sentence and add the word sagging after deteriorated in the last sentence.

MOTION: Member Storie seconded by Member Fearing to recommend to the BOC set a Public Hearing for the text amendment with changes noted was approved by the following vote: Ayes: Members Parker, Woody, Fearing, Storie and Scarborough. Noes: None. Absent:

Review to do list-Chairman Parker-The Dare County Arts Council is planning on

occupying the old courthouse; it was brought up that the Arts Council is coming to the BOC to ask for funding for a feasibility study. BOC Updates given on Bucks Seafood, Roundabout at Cartwright Park, Accessory dwelling/structure text amendment. Mrs. Trebisacci informed the Board about a home occupation that was approved by this Board previously; the applicant originally was to do massage therapy and the applicant has come back with modifications that is turning it into a salon to do manicures and pedicures and she has concerns about commercial uses in residential areas and wanted to make the Board aware of this. Mrs. Trebisacci stated the applicant was informed if they wanted to make changes they would have to come back to the Board because it was not what was approved.

MOTION: Member Fearing seconded by Member Woody to adjourn at 7:40 pm was approved by the following vote: Ayes: Members Parker, Woody, Fearing, Storie and Scarborough. Noes: None. Absent:

This 8th day of December 2009

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk