



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

August 8, 2011

Johnston

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

Excused: none

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

Guest: Amy Summe, Watershed Company

Acting Chair Morlock called the meeting to order at 7:08pm.

Minutes: Commissioner Harpster moved to approve the July 21, 2011 minutes as written. Commissioner Stratton seconded. Vote: 5 For, 0 Against. Motion carried.

OLD BUSINESS: Shoreline Management Update

Commissioner Harpster suggested the Planning Commission visit the beach during the meeting to measure existing locations to assist the commission's discussion about establishing setbacks from the OHWM (Ordinary High Water Mark) for the shoreline. A short side trip was taken, and existing locations measured.

Measurements from the current OHWM to existing locations were documented as follows by the commissioners:

North BBQ:	20'	Back of North Fire pit:	30'	North Woodlands:	60'
North Utility Shed:	75'	Tennis Courts:	60'	Mid-Beach BBQ:	24'
Play Structure:	39'				

It was also measured on the north property line that the current boat rack is 10' from the side setback, as is the north utility shed. Planner Green confirmed this is consistent with the Town's current residential side setbacks.

Armed with these measurements, the discussion continued back at Commissioner Johnston's home. Ms. Summe noted water dependent uses such as a marina could have a 0' setback. Discussion ensued about whether it was better to have one setback established for all structures and uses, different setbacks for different purposes, or different setbacks for separate zones, since the WABA master plan was broken into zones. There was also concern whether covered structures could have a different setback than non-covered structures. Ms. Summe and Planner Green weighed in on the state's concerns confirming the state does not delineate between covered and uncovered structures. The commissioners reached mutual consensus on the following setback establishments for the current draft of the SMP:

Exceptions include:

Fire pits, benches, BBQ, fixed tables:	10'
Play Structures:	35'

All other setbacks to be:

Water Oriented Uses – water dependent:	0'
Water Oriented Uses – water related:	5' north of 27 th and south of 29 th
Water Oriented Uses – water related:	50' between 27 th and 29 th
Water Oriented Uses – water enjoyment:	5' north of 27 th and south of 29 th
Water Oriented Uses – water enjoyment:	50' between 27 th and 29 th
All other Non-Water Oriented Uses:	50'

Commissioner Stratton suggested seasonal soft-topped structures be allowed, but after some discussion, the commissioners reached consensus that soft top structures be required to have the same set-back from the shoreline as structures other than fire pits, benches, bbq's, fixed tables and play structures. Commissioner Johnston noted the measurements of setbacks should be from the current OHWM and not any potential future OHWM.

Discussion turned to chapter 8 about shoreline modification regulations of the current *working draft* of the Shoreline Master Program and picked up at section 8.4 on beach restoration or enhancement from the last meeting. The commissioners suggested word changes for clarity. Ms. Summe had a corrected definition on "No Net Loss of Ecological Function, with definitions added on "Significant Ecological Impact" and "Restore".

In section 8.5 on soil bioengineering, the commissioners suggested more word changes to minimize redundancy. In Section 8.6 on bulkheads, Commissioner Roberts recalled the current bulkhead installation was 1976, replacing logs that continually failed. He expressed his support of the current bulkhead he said has done a terrific job protecting our shore, and noted he hates to see any of it potentially removed. Commissioner Harpster expressed concern about a professional engineer having control over the bulkhead's removal, but Ms. Summe noted the wording in this section of the draft is straight out of the WAC and is required for shoreline stabilizations. She noted she will keep it as open as possible but it will include all requirements.

Planner Green confirmed in section 8.7 that dredging and filling will be separated as previously agreed upon. Several commissioners suggested wording changes to remove redundant information, and for clarification. Commissioner Johnston stated the need to maintain existing skirting in section 8.8. Discussion ensued over policy requirements, and Planner Green reminded the commissioners some policies are needed to guide requirements. Commissioner Harpster suggested allowance for temporary, seasonal mooring buoys, and temporary aircraft moorage be permitted. Discussion on dock dimensions concluded current dimensions will be matched to dimensional requirements where needed. Planner Green noted the wording on pilings will reflect "Best Management Practices", and the commissioners asked that piers be permitted instead of prohibited. Commissioner Johnston suggested "natural materials" replace "gravel" for non-motorized boat launches, of which there is currently none. In the discussion of motorized boat launches, Acting Chair Morlock proposed we just state Beaux Arts is allowed one boat launch (of which one exists now), rather than saying

new launches are prohibited. The commissioners agreed upon allowance for swim floats, so Planner Green and Ms. Summe will draft regulations for them in the next draft. The commissioners made a few more suggestions for clarity; this completes the review of the initial draft of the SMP.

Adjourn: Acting Chair Morlock moved to adjourn the meeting and Commissioner Johnston seconded. Meeting adjourned at 10:25pm. Vote: 5 For, 0 Against. Motion carried.

Next Meeting: The Planning Commission opted to meet three times in September and they are as follows:

Thursday, September 1, 2011 (special) re: administrative issues

Thursday, September 15, 2011 (regular) re: SMP second draft

Thursday, September 22, 2011 (special) re: SMP second draft

Planner Green and Ms. Summe noted the second revised draft should be finished by month's end and will be distributed at that time. Planner Green noted the public hearing for this SMP draft will not be scheduled until the commissioners are satisfied with the draft content, although that is expected to be sometime this fall.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk