

Beverly Shores Plan Commission Minutes

March 1, 2021

1. The meeting of the Beverly Shores Plan Commission was called to order at 6:32 p.m. by virtual meeting broadcast to the public on Teams software. The public had been invited by email invitation. Members of the Plan Commission: John Blackburn, Greg Brown, Joe Kapacinskis, Greg Lyman, Tom Weber, Donna Norkus and Larry Stanton, were all present through the virtual meeting platform.

2. Review of previous meeting minutes.

Minutes of the February 1, 2021 meeting were reviewed. Commissioner Norkus moved to accept, seconded by Commissioner Weber. Roll Call vote taken, and motion passed unanimously.

3. Old Business

Continued discussion of possible changes to the Building Code. An extensive discussion was held on these issues:

- i. Building Permit Fees: Proposal to change the the building permit fees to more accurately reflect the town's cost to administer these fees. Although all voiced interest in increasing these fees, it was thought that a new rate per square foot should be developed after reviewing the experience of the Building Commissioner and the Building Committee. The Commissioners agreed to table this until the next meeting to obtain that input.
- ii. Fences: Proposal to specify the materials for the fence and discuss opacity. An extensive discussion was held, discussion will continue at the next meeting.
- iii. Trees and clear-cutting vegetation: Consider requiring the homeowner to file a plan with the Building Commissioner if land disturbing activities are contemplated such as clear-cutting bushes or vegetation. This discussion was tabled to a future meeting.
- iv. Steep Slope: two alternative approaches to modifying the existing code provisions were discussed. A more extensive discussion will be held at the April meeting.

4. Comprehensive Plan 2021. The Commission continued discussion on the comprehensive plan. A discussion was had concerning a meeting held with the RDA concerning the creation of a TDD (Transit Development District) and the possible impact on the Commercial zone. The RDA is in the process of meeting with all the communities adjacent to the double tracking project. Legislation was put in place to create a TDD in each location to help these communities plan for

the impact and create additional resources for these communities to help accomplish the local goals as a result of the double tracking. The RDA will meet again with representatives of Beverly Shores Plan Commission and the Capital Planning Committee. After these preliminary meetings the RDA will conduct community meetings and hearings.

5. The next meeting date is April 19, 2021.
6. Commissioner Blackburn moved to adjourn the meeting; Commissioner Stanton seconded. Motion passed by unanimous roll call vote. Meeting adjourned at 8:20 pm.