



**Meeting Minutes
Historic Preservation Board**

Tuesday, October 11, 2016

4:00 PM

Town Hall

Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.

Meeting called to order at 4:00 PM with Chairman Hutcheson presiding.

ROLL CALL

Present 6 - Chairman David Hutcheson, Kathy Gaston, Nancy Reardon, Nelson Griffin, Brand Shank, and Jody Schwahn
Absent 1 - Cliff Zurkan

CITIZENS COMMENTS

No comments to be heard.

APPROVAL OF MINUTES

[16-0176](#) Approval of July 26, 2016 Meeting Minutes

Correction of typo on page two under other business.

Ms. Gaston moved to approve the minutes as will be amended.

Aye: 6 - Chairman Hutcheson, Gaston, Reardon, Griffin, Shank, and Schwahn

Absent: 1 - Zurkan

GENERAL AGENDA

[16-0224](#) Biltmore Project Update

David Healey-Calvin Giordano and Associates-Provided an overview of the Bellevue Biltmore Development; detailed the master plan schedule and four year build period; demolition permit 95% complete; new entry road and underground utilities are complete. Construction on first carriage home to begin this month; condo construction to begin November; section of hotel will be moved in December.

Mr. Healey identified provisions for the hotel including tiffany glass, ice cream parlor, grand stair and lobby; two main changes are the addition of two rooms to the inn and developers retaining south porch instead of west porch. Annual review finds terms of the development agreement are being met; project to be completed in phases with final completion in December 2020.

Discussion ensued regarding sign placement; addition of rooms to inn.

OTHER BUSINESS

Ms. Gaston updated the board on the status of the archives; board members welcome to view items at any time.

COMMISSION ADVISOR REPORT

Commissioner Kurey commented on Mr. Healey's retirement and thanked him for his years of service to the Town; Chairman Hutcheson thanked him as well.

Commissioner Kurey commented on recent variances and board recommendations. Also briefly discussed the golf course purchase negotiations; buyer seeking site plan approval prior to purchase; a complete site plan is still needed; current contracted closing date is late 2016, early 2017; extensions will be needed as site plan review will proceed beyond that.

Discussion ensued regarding appraisal amount; current lease; conservation easement provision; Town's potable water wells on golf course property. Commissioner Kurey noted all items are part of negotiation process.

Further discussions regarding drainage on Althea Rd.; site plan application process; potential use of property; term of lease; objective to remove development rights and establish conservation easement; public versus private course.

ADJOURNMENT

No further business; meeting adjourned in due form at 4:48 PM.

Ms. Gaston moved to close the meeting at 4:48.

APPROVED:

Chairman