

Harbor Area Review Board

Meeting Agenda

January 2, 2014

Town Hall

6:00 P.M.

1. **Call to Order; Roll Call**
2. **Invocation and Pledge of Allegiance**
3. **Consent Agenda**
 - A. Approval of Agenda Format
 - B. Approval of Minutes
4. **Old Applications**

None
5. **New Business**
 - A. The Shanty
 - B. Waterman's Memorial
6. **Other Business**
7. **Announcements**
8. **Adjourn**



DRAFT
Harbor Area Review Board
Regular Meeting
Town Hall
March 19, 2013
6:00 p.m.

At 6:00 p.m. in the Town Hall, Chairman Ralph Orzo, having established a quorum, called to order the Harbor Area Review Board (HARB) Meeting. In attendance were Board members Laurie Klingel, Dennis McCoy, Joan Natali and Mike Sullivan. Board member Steve Michel was out of town and unable to attend. Currently, the Historic District Review Board representative's position was vacant. Also present were Town Planner Tom Bonadeo, Town Clerk Libby Hume, Gloria Bradley, from South Port Investors, and Don MacLellan from Engineering Resources Group. There was one member of the public in attendance.

Joan Natali stated that she had to leave the meeting this evening by 6:45 p.m. in order to attend another meeting.

Ralph Orzo offered the invocation and led the Pledge of Allegiance.

CONSENT AGENDA

Motion made by Mike Sullivan, seconded by Laurie Klingel, and unanimously approved to accept the agenda format as presented.

The Board members reviewed the minutes from the December 20, 2011 Regular Meeting.

Motion made by Joan Natali, seconded by Dennis McCoy, and unanimously approved to accept the minutes from the December 20, 2011 Regular Meeting as presented.

OLD APPLICATIONS

There was no Old Business to review.

NEW BUSINESS

South Port – Phase 1 Plan

Tom Bonadeo stated that South Port Investors had been working with the Town Council on the development of the Cape Charles Yacht Center Project for nearly five years. South Port purchased the former Sustainable Technologies Industrial Park from Northampton County and leased multiple parcels from the Town for the purpose of developing the Yacht Center. Tom Bonadeo informed the Board that the Town Council had approved a Conditional Use Permit for the uses of boatel, marine engine repair, a 6' security fence and a dwelling over the storage building. Tom Bonadeo added that the application, fee, project description and plot plan, which were required for the General Application, had been received along with the Site Development Plan, but only relative portions of the site plan had been reproduced for this meeting. This plan currently represented Phase 1 of the Yacht Center development and contained only one new building, a fence, the boatel structure and the pedestrian walkway and surrounding plantings. These structures would be built on Parcel 12. Parcel 17, which was located across the street, would be used as is with the exception of the addition of two fuel storage tanks as shown on the plans.

Tom Bonadeo introduced Don MacLellan, the engineer working with South Port Investors on this project.

Mr. MacLellan gave an overview of Phase 1 of the Cape Charles Yacht Center Project and referring to the Harbor Development Plan dated January 25, 2013, pointed out the locations of the travel lift, floating docks, fork lift operation, boat repair facilities, and the boatel and storage building / dwelling unit. Mr. MacLellan explained the wash rack for cleaning boats as they are lifted from the water, storm water management system and bio retention area. The small structure would be used for equipment storage on the first floor and an apartment for use by boat captains and others using the facility would be on the second floor of the building. Mr. MacLellan went on to point out the 10' wide pedestrian walkway which would start at the Coast Guard Station and come across Parcel 12 and onto Parcel 19. The walkway would be separated from the boat storage area by a security fence and there would also be a fence on the opposite side by the railroad track. There would be low-lying landscaping throughout the area so as not to interfere with the view shed and for security purposes on the Coast Guard side of the property. South Port Investors was working with VDOT regarding the boat crossing area across Bayshore Road. South Port would be keeping the former operations building of the old wastewater treatment plant for use as an office and restroom facilities. Parcel 17 would be used as the parking area for vehicles, boats and trailers.

There was some discussion regarding public access to the lift area and docks but Mr. MacLellan alleviated any concerns stating that the operators were not concerned and that there would be railings installed for safety purposes. Tom Bonadeo added that he looked at the area and the floating docks were approximately 6' below ground level making it difficult for people to climb up into the work area, similar to the difficulty of climbing a 6' security fence.

There was some discussion regarding the plantings listed in the plans and whether they were native plants. Joan Natali also noted that the plants were not included in the Town's Master Tree Plan. Laurie Klingel stated that three of the six plants were native plants. Mr. MacLellan explained that the plantings followed the Chesapeake Bay buffer regulations and were salt water tolerant. Also, they did not want any tall plants on the Coast Guard side to interfere with their security. Tom Bonadeo added that the Town's Master Tree Plan was written prior to the emphasis on native plants to the Shore and went on to state that it would be good to include native plants if they were appropriate in size.

Ralph Orzo asked if the travel lift, fork lift, boatel, etc. had been purchased. Mr. MacLellan stated that some of the items were being manufactured and others were in the process of being purchased.

Laurie Klingel asked about the pavement depicted on the plans. Mr. MacLellan stated that the area would be covered with 14" of packed stone. South Port did not want to pave the area, but strength was needed to accommodate the travel lift.

Since there were no further questions, Tom Bonadeo explained that the Harbor District zone listed criteria for review as follows: i) The use of the property was a working waterfront as shown in the Harbor Area Master Plan; ii) There were no historic structures to be preserved on this site. The old fish house was neither historic nor safe; iii) The plan showed the parking areas and met the table of parking standards in the zoning ordinance; iv) The plan showed the entrances and exits which were under review by VDOT. Comments had been received and were being integrated into the final site plan; v) No alleys were required in this development; vi) No trash was detailed along any public right-of-way; vii) Traffic statistics had been supplied to VDOT for review; viii) The Harbor District required 25% open space and this plan met that requirement; ix) The plan accommodated a public walkway which was delineated from the working waterfront by the fence around the vehicular area along the property. The walkway was also separated from the street by a smaller fence and landscaping; x) The building would be located next to the boatel structure and was two stories high. The location was a functional part of the working waterfront and would not conflict with the massing of other structures on the site; xi) The architecture of the building would fit within the guidelines of the Architectural Guidelines; xii) The area was mostly open and the new boatel structure would be an open structure. Micro climate effects should not be a problem in this phase

of construction; xiii) The lighting of the Coast Guard Station was the brightest in the Harbor area and the proposed lighting for this project would not outshine the Coast Guard area; xiv) The boatel structure and storage building would be located on the northern boundary with the Coast Guard keeping the western view shed intact at the corner of Bayshore Road and Marina Drive; and xv) The plan adhered to the Cape Charles Harbor Conceptual Master Plan, the Design Guidelines and the zoning ordinance. This project had been in development for some time giving the applicant ample time to work with the zoning administrator and other staff to provide the best fit with the existing ordinances. Tom Bonadeo added that this was a working waterfront project and not a housing or retail development and that the landscaped pedestrian walkway, the western view shed and the large boats would add significantly to the attractiveness of the Harbor as well as adding much needed jobs to the area. South Port had also taken extra steps to make the area attractive.

There was some further discussion regarding handicap access to the public areas and the pedestrian sidewalk. Mr. MacLellan stated that the sidewalk currently came to a dead end but would be extended onto Parcel 19 in a future phase.

Motion made by Mike Sullivan, seconded by Dennis McCoy, to recommend Town Council approval of the Harbor Development Certificate for the Cape Charles Yacht Center Project – Phase 1 as presented. The motion was approved by majority vote with Laurie Klingel abstaining due to a possible conflict of interest in that she may be performing some work for the developer regarding the plantings for the project.

Tom Bonadeo added that South Port had been working on the wetlands mitigation and had obtained all other necessary permits. Mr. MacLellan stated that this issue was the last approval needed before they could continue with the construction. Several other items needed to be done, such as installation of a bulkhead and utilities. Timing issues needed to be resolved with contractors and the railroad as well.

OTHER BUSINESS

There was no other business to discuss.

ANNOUNCEMENTS

There were no announcements made.

Motion made by Mike Sullivan, seconded by Joan Natali and unanimously approved to adjourn the Harbor Area Review Board meeting.

Chairman Ralph Orzo

Town Clerk

Harbor Area Review Board Staff Report

From: Rob Testerman
Date: December 20, 2013
Item: The Shanty
Attachments: General and Detailed Application information.

Application Specifics

The Shanty restaurant has applied for a review by the Harbor Area Review Board for modifications to the exterior of the building. The first proposed modification is to extend, cover and enclose the front entrance.

- The roof of the extended area will be 26 gauge metal roof to match the existing roof. The roof proposed over the front entrance will be 6:12, matching the existing pitch at the front door, and consistent with the guidelines.
- The additional area will use vinyl windows to match existing windows.
- The existing railing system will be extended to match the existing railing.
- Board & batten vertical siding will be used on the exterior walls.

Also in the front of the building, to the right of the front entrance, an addition is proposed to house a market.

- Like the proposed entrance expansion, the new roof will be 26 gauge metal roof, matching the existing roof. The proposed roof pitch for this section is 3:12. The guidelines state that secondary metal roofs may have slopes less than 6:12.
- Vinyl windows to match existing will be used.
- Board & batten vertical siding is proposed for the exterior walls.

In the rear of the building, the applicant is proposing to cover the existing deck area.

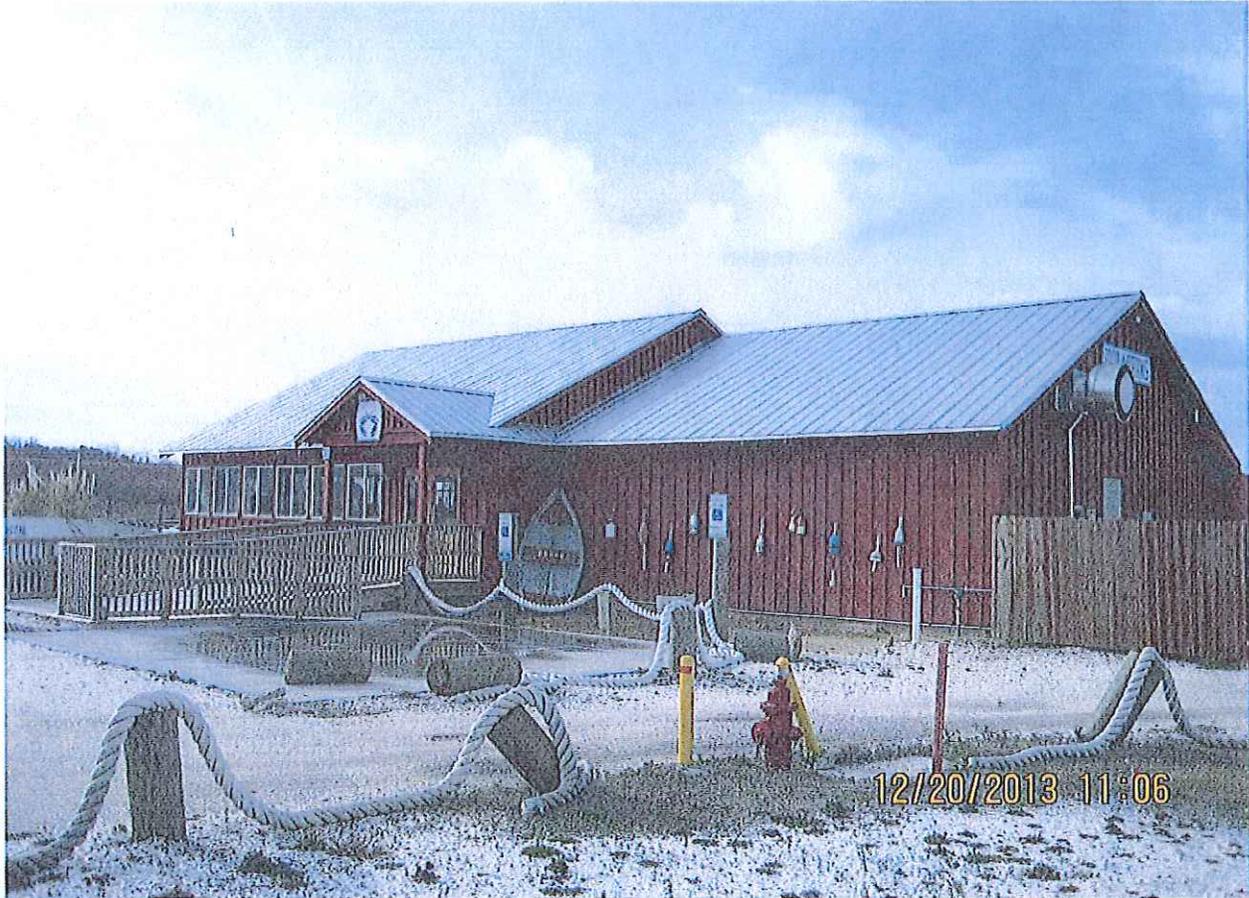
- 26 gauge metal roof is proposed for covering the deck area, matching the existing roof. The proposed pitch of the roof over the back deck is 3:12, again, as this is a secondary roof, the proposed pitch is acceptable.
- The cover will be supported by treated 6x6 posts.

The Shanty was originally presented to and approved by the Harbor Area Review Board in December 2011

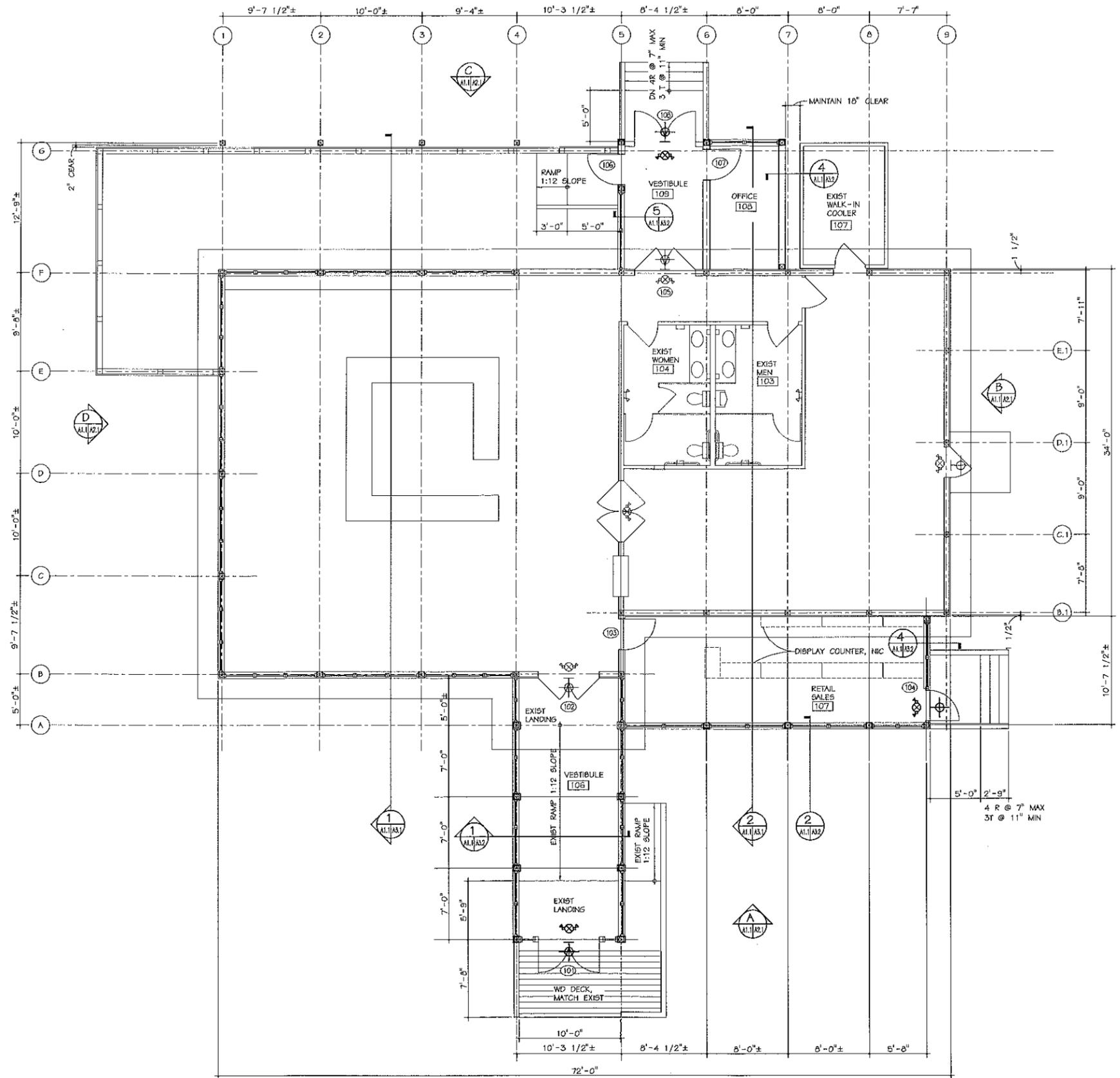
Recommendation

Review the plan and determine if a Certificate of Appropriateness should be issued.





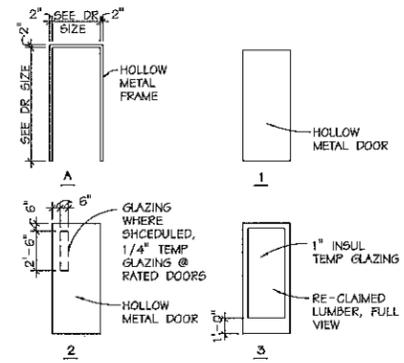




DOOR SCHEDULE						
DOOR NO.	DOOR SIZE	DOOR TYPE	FRAME TYPE	LABEL (MN)	HARDWARE	NOTES
101	PR 3'-0" x 7'-0"	3	A	---	1	
102	PR 3'-0" x 7'-0"	3	A	---	1	2
103	3'-0" x 7'-0" x 1 3/4"	3	A	---	2	
104	3'-0" x 7'-0" x 1 3/4"	3	A	---	3	
105	3'-0" x 7'-0" x 1 3/4"	3	A	---	1	2
106	3'-0" x 7'-0" x 1 3/4"	3	A	---	3	
107	3'-0" x 7'-0" x 1 3/4"	1	A	---	4	
108	PR 3'-0" x 3'-6"	3	A	---	1	

DOOR SCHEDULE NOTES
 1. PROVIDE TEMPERED GLAZING
 2. EXIST DOOR AND HARDWARE

- HW-1**
 1 EA KEYED MORTISE CYLINDER AND THUMBTURN
 2 EA EXIT DEVICE
 3 PR HINGES 4 1/2 x 4 1/2
 2 EA OVERHEAD CLOSER
 1 EA SADDLE THRESHOLD
 1 SET WEATHERSTRIPPING
- HW-2**
 1 1/2 PR HINGES 4 1/2 x 4 1/2
 1 EA KEYED MORTISE CYLINDER AND THUMBTURN
 1 EA OVERHEAD CLOSER
 1 EA MOP PLATE
- HW-3**
 1 1/2 PR HINGES 4 1/2 x 4 1/2
 1 EA OVERHEAD CLOSER
 1 EA EXIT DEVICE
 1 EA SADDLE THRESHOLD
 1 SET WEATHERSTRIPPING
- HW-4**
 1 1/2 PR HINGES 4 1/2 x 4 1/2
 1 EA OFFICE LOCKSET
 1 EA OVERHEAD CLOSER



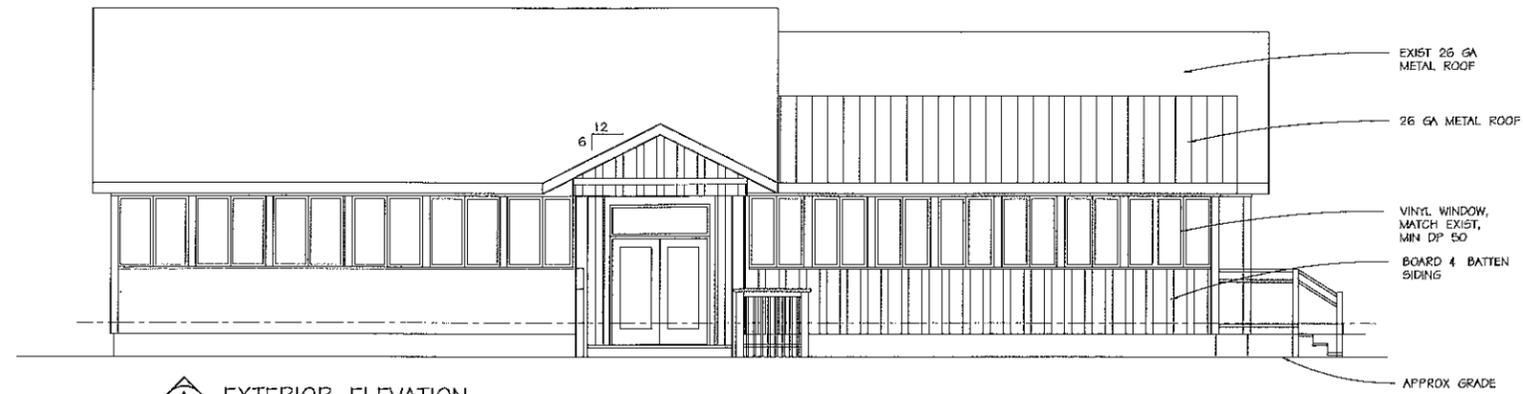
CEILING PLAN LEGEND

- EMERGENCY BATTERY UNIT (E.B.U.)
- EMERGENCY BATTERY UNIT (E.B.U.) AND EXIT LIGHT
- EXIT LIGHT FIXTURE
- EXTERIOR EGRESS LIGHT FIXTURE
 PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP
 PROVIDE MINIMUM 1 FC AT WALKING SURFACE

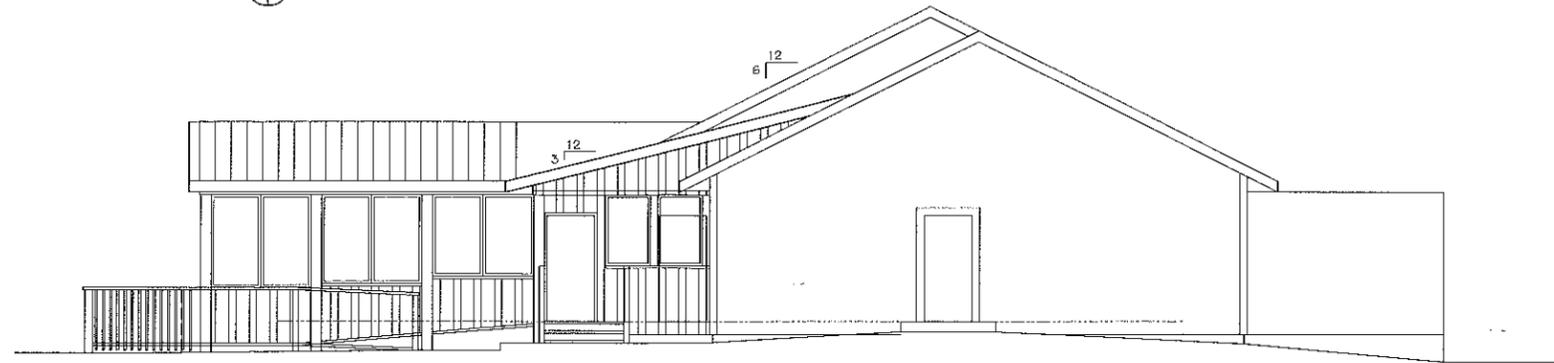
FLOOR PLAN - NEW WORK
 1/4" = 1'-0"

PROJECT NO. 13032 DATE 18 NOV 2013	SHEET NO. A-11 SHEET TOTAL 7 OF 11	THE SHANTY RESTAURANT CAFE CHARLES VIRGINIA FLOOR PLAN - NEW WORK
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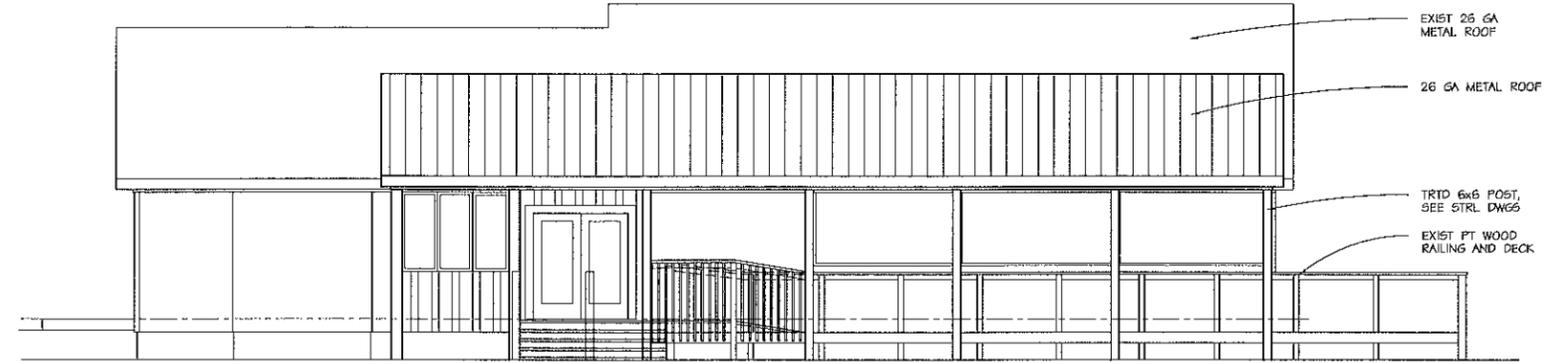




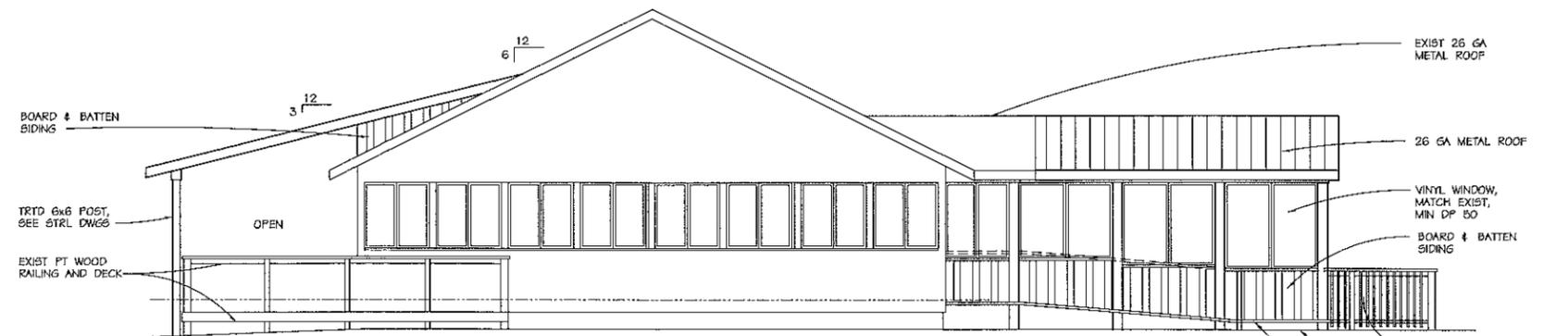
A EXTERIOR ELEVATION
1/4" = 1'-0"



B EXTERIOR ELEVATION
1/4" = 1'-0"



C EXTERIOR ELEVATION
1/4" = 1'-0"



D EXTERIOR ELEVATION
1/4" = 1'-0"

SYMBOL	PROJ. NO.	DATE
DESIGNED	13032	18 NOV 2013
DRAWN		
CHECKED		
DATE		
REVISION		

PROJECT NO. 13032
DATE 18 NOV 2013
VIRGINIA
THE SHANTY RESTAURANT
CAPE CHARLES
SHEET TITLE EXTERIOR ELEVATIONS

LPA
ARCHITECTURE
2105 PRODUCTION RD
SUITE 106
VIRGINIA BEACH, VIRGINIA 23454
(757) 627-5751
(757) 627-5760 Fax

SHEET NUMBER
A-21

Harbor Area Review Board Staff Report

From: Rob Testerman

Date: December 27, 2013

Item: Waterman's Memorial

Attachments: Easement proposal, drawing of proposed memorial, a photo of a 3D model, drawing of the lighthouse and photos

Application Specifics

At the December 19, 2013 Town Council meeting, Council granted an easement for placement of a Virginia Waterman's Memorial, to be located in the Harbor Area, just to the east of the Shanty Restaurant.

The Friends of Virginia Waterman's Memorial on the Eastern Shore, Inc. was incorporated in 2006 with plans to construct a memorial to Virginia's watermen who were lost at sea.

As described in the attached letter to Council requesting the easement, the proposal is as follows:

- To be constructed within a 38' diameter circle, at latitude 37 degrees, 15.908 minutes north and longitude 76 degrees, 1.089 minutes west.
- A bronze statue of a young boy standing by an empty pair of boots. The statue will be located at the southern portion of the circle, facing the water.
- A 16' tall replica of the Cape Charles Lighthouse, atop a 3' tall pedestal, in the center of the circle.
- A three section black granite wall to display the name of the memorial, and the names of all the lost watermen from the state of Virginia on the rear. At its highest point, the proposed wall is to be 6' tall. The wall is proposed to be located on the northern section of the circle.

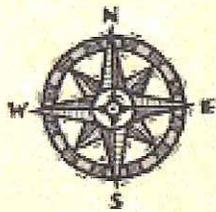
The attached image of a 3D model of the memorial is from a prior plan when the layout was proposed to be rectangular. Though the layout is now changed to a 38' diameter circle, the general memorial proposal remains the same.

The area for the proposed memorial is in the shell parking area in front of the shanty, circled as shown on the photographs, it is proposed to be located within the circular area at the western end of the parking area. The proposed monument will create no obstructions to vehicular traffic or pedestrian traffic. Additionally, creation of the Waterman's Memorial would not take away any of the parking spaces created in the area.

Recommendation

Review the plan and determine if a Certificate of Appropriateness should be issued.





The Virginia Waterman's Memorial on The Eastern Shore

Post Office Box 1005 • Cheriton, Virginia 23316

Email: treasurer@virginiaslostatsea.org

*"To Honor Those Loved Ones Perished At Sea And
To Give Comfort To Those Of Us Left Behind."*

PROPOSAL

Honorable Mayor, Town Manager and Town Council

Cape Charles, VA

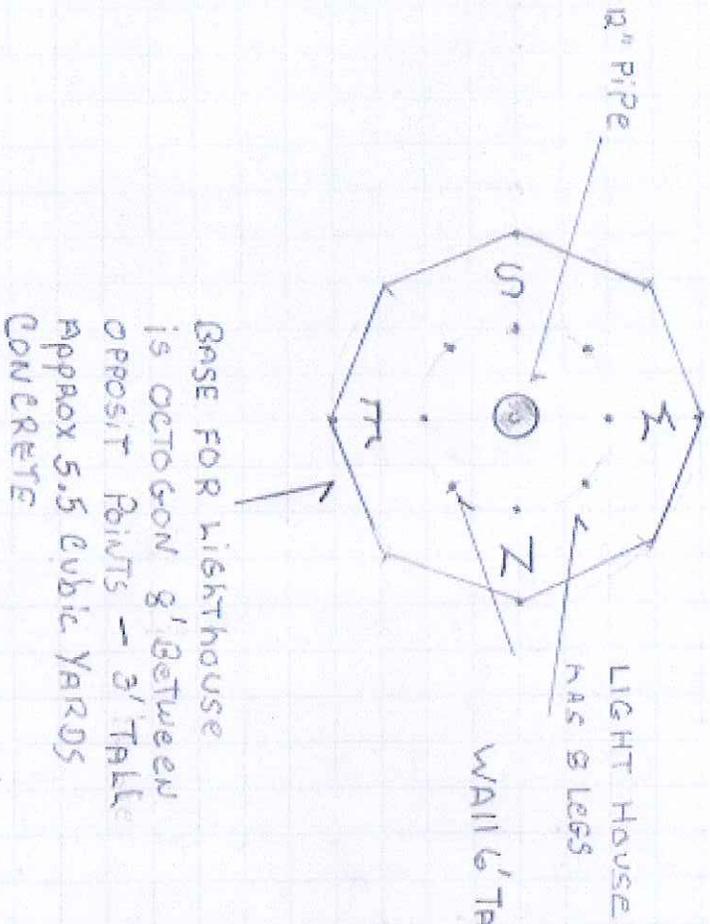
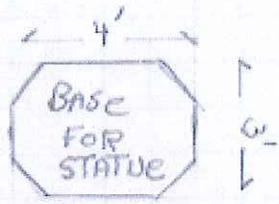
The Virginia Waterman's Memorial On the Eastern Shore proposes to build a memorial on a portion of tax parcel 83A3-10 at latitude 37 degrees, 15.908 minutes north and longitude 76 degrees, 1.089 minutes west. A bid of \$10.00 for a 40 year easement on the above mentioned land is submitted this 19th day of December 2013.

The memorial will be constructed within a 38' diameter circle at the above location. It will contain three main elements, a bronze statue of young boy standing by an empty pair of boots, a 16' tall replica of the Cape Charles Lighthouse and a three section black granite wall that will display the name of the memorial and on the back side the names of all the lost waterman from the State of Virginia. All construction will be in accordance with the engineers drawing and the Town of Cape Charles construction codes. Consideration will be given to boaters, tourist and patrons going to and from the Shanty Restaurant. *(see attached drawing for layout, and pictures of Cape Charles Light) (engineers drawings will be available at meeting). (picture of rectangular model also included).*

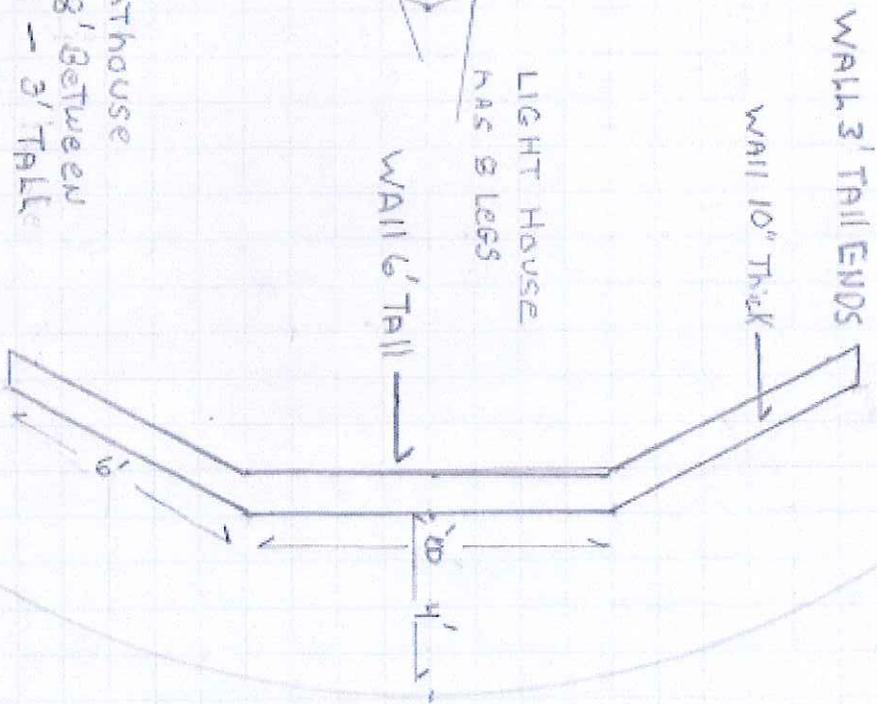
Respectfully Submitted

Edward L. Lewis, President Virginia Waterman's Memorial.

MEMORIAL 38' DIA.



BASE FOR LIGHTHOUSE
IS OCTAGON 8' BETWEEN
OPPOSITE POINTS - 3' THICK
APPROX 5.5 CUBIC YARDS
CONCRETE



This is final model change, we added wheelchair ramps on north end and moved lighthouse to center



< ramp

ramp >

