



# Harbor Area Review Board

## Regular Meeting

Town Hall

March 24, 2011

6:00 p.m.

At 6:02 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 Russ Dunton, Laurie Klingel, Dennis McCoy and Joan Natali. Board members Steve Bennett and Steve Michel were not in attendance. Also present were Town Planner Tom Bonadeo, Harbor Master Smitty Dize and Town Clerk Libby Hume. There were no members of the public in attendance.

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

### CONSENT AGENDA

**The agenda format was approved by unanimous consent.**

The Board members reviewed the minutes for the February 17, 2011 Regular Meeting. On page 2, Russ Dunton clarified his comments stating that the Historic District Review Board no longer reviewed colors since the property owners could repaint the house / building at any time without a permit.

**Motion made by Russ Dunton, seconded by Laurie Klingel to accept the minutes for the February 17, 2011 Regular Meeting as amended. The motion was approved by majority vote with Joan Natali abstaining since she was not in attendance at that meeting.**

### OLD APPLICATIONS

There was no Old Business to review.

### NEW BUSINESS

#### *Overview of the Building Rendering*

The Board members reviewed the color rendering of the Bath House buildings. Tom Bonadeo stated that the building would be wood frame with fiber cement board siding. The treated wood siding, beams and columns in the rendering would be treated with the same clear coating as used on the existing docks, decking and exposed wood surfaces. The trim boards would be painted white and there would be brick masonry along the foundation. The rendering did not show this, but the standing seam metal roof could be painted and a recommendation could be added that it be painted vs. remaining a shiny galvanized metal roof. The Board could also recommend colors for the Hardi siding. Tom Bonadeo added that the modifications made at the last meeting recommending divided light windows were not reflected in this rendering.

There was some discussion regarding the roof color and Ralph Orzo asked Smitty Dize if he had a preference. Smitty Dize stated that he preferred a light color, such as gray or taupe, to help with the heat of the summer. Russ Dunton stated that a gray roof would go well with any color. Laurie Klingel added that she liked the rendering and the buildings look good for a coastal community.

Joan Natali mentioned that a metal roof would also withstand higher wind speeds. Russ Dunton added that metal roofs could withstand approximately 160 MPH vs. the highest rated shingles which could withstand approximately 130 MPH.

*Overview of L-1, C-04, C-04A*

Tom Bonadeo informed the Board that the next four (4) sheets showed the layouts of the landscaping, utilities and drainage and the marina road and parking. Some of the items noted in these plans were additives and not included in the procurement at this time. The Town Harbor was self-sustaining and no tax money was used in the operations. At this time, the Town was concentrating on the income producing aspects of the project such as the boat slips, and the bath houses were an amenity for transient boaters. Tom Bonadeo continued and gave an overview regarding the Landscape Plan (#L-1), the Base Bid – Layout and Utility, Grading and Drainage Plan (#C-04) and Additive Bid Item 2 – Marina Road and Parking – Layout and Grading Plan (#C-04A).

Tom Bonadeo explained that most of the Landscape Plan (#L-1) was an additive. There was a triangular area which was included in the base bid. The Board reviewed the various plants. Laurie Klingel stated that the plant selection was fairly good but expressed her concern regarding several of the plants as follows: i) The White Fringe Tree was a woodland tree and would not do well in this area. She was unsure whether this was a typographical error and was intended to be the Chinese Fringe Tree which would do much better in the area; and ii) Oleanders were not very durable and not salt tolerant. Possibly a plant from the holly family would be better suited. Laurie Klingel stated that she would provide a few substitute selections for the oleander. Much discussion followed regarding the plantings in the bio-retention beds and whether there would be standing water in these areas. Tom Bonadeo stated that the trees were being planted for water uptake and there would not be standing water. Laurie Klingel stated that the proposed trees were large trees that had two (2) leaf drops each year – in the summer and fall. The Board members were in agreement regarding the concern of deciduous and flowering trees being planted in such close proximity to the boat slips and felt that evergreens would be better suited. Laurie Klingel suggested that ornamental grasses could be planted in this area but was not sure they would satisfy the water uptake requirement. Tom Bonadeo added that the bio-retention areas were a bid additive and stated that he would make a notation to revisit the landscaping plan for the additives prior to putting the project out to bid. Smitty Dize stated that he would ask Tom Langley from Langley & McDonald if the bio-retention beds could be done without any plantings. If so, the plantings could be done later.

Tom Bonadeo stated that the parking design and circle would have to be modified to allow fire trucks to turn around in the area. The restaurant pad needed to accommodate a restaurant of approximately 80 seats which would require about 80 parking spaces.

The Board went on to review #C-04, the Base Bid – Layout and Utility and Grading and Drainage plans and Tom Bonadeo informed the Board that an 8” water line was being installed in the current phase which would accommodate the needs for all future build-out at the Harbor. The land would be graded to slope towards the bio-retention areas to the water for drainage. As a side note, Tom Bonadeo recommended the Board research pervious concrete on the Internet.

Steve Michel, who was out of town and unable to attend this evening’s meeting, submitted some comments via email. Tom Bonadeo stated that the first three (3) items regarded trees and the concerns had already been discussed by the Board. Item 4 regarded the benches and trash receptacles by the bio-retention areas and would not be included in this bid. Item 5 regarded the installation of the new water line and drainage which have been discussed as well.

Tom Bonadeo reviewed his notes and summarized the discussion as follows: i) a light color painted standing seam metal roof was recommended for the bath houses; ii) the bath house windows were okay but divided lights in the windows were recommended with either divided pane windows or a grid installed to divide the light; iii) Hardi siding was okay and the color scheme as shown on the color rendering was okay; iv) the treated wood siding, beams and columns were okay as were the white-painted trim boards; v) the White Fringe Tree should be replaced with the Chinese Fringe

Tree; vi) the oleanders should be replaced and Laurie Klingel would provide the names of several substitute plants; and vii) Suggestion that the planting plan for the future bio-retention area be brought back to the Board for review prior to the planting design for the next phase was completed.

**OTHER BUSINESS**

Smitty Dize stated that he would like to get the information for the next phase so the Board could begin their review.

There was much discussion regarding the planned restaurant at the Harbor.

Tom Bonadeo stated that the construction of the docks look great and recommended the Board members go to the Harbor to see the progress.

**ANNOUNCEMENTS**

Smitty Dize announced that the Blessing of the Fleet festivities would begin on April 8<sup>th</sup>.

**Motion made by Laurie Klingel, seconded by Dennis McCoy and unanimously approved to adjourn the Harbor Area Review Board meeting.**

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Chairman Ralph Orzo

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Town Clerk