



Harbor Area Review Board

Regular Meeting

Town Hall

February 17, 2011

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 Steve Bennett, Russ Dunton, Laurie Klingel, Dennis McCoy and Steve Michel. Board member Joan Natali was not in attendance. Also present were Town Planner Tom Bonadeo, Harbor Master Smitty Dize and Town Clerk Libby Hume. There was one (1) member of the public in attendance.

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

CONSENT AGENDA

Motion made by Russ Dunton, seconded by Steve Bennett and unanimously approved to accept the agenda as presented.

The Board members reviewed the minutes for the April 15, 2010 Regular Meeting.

Motion made by Steve Bennett, seconded by Russ Dunton to accept the minutes for the April 15, 2010 Regular Meeting as presented. The motion was approved by majority vote with Steve Bennett and Dennis McCoy abstaining since they were not in attendance at that meeting.

OLD APPLICATIONS

There was no Old Business to review.

NEW BUSINESS

Overview of the Harbor Master Plan

Tom Bonadeo reviewed the Harbor Master Plan, pointed out the various areas of the Harbor and explained the future plans for the area. Cape Charles Harbor is a Harbor of Refuge so the Town needed to keep areas for boats to tie up in cases of storms, etc.

Review of the Individual Projects

Tom Bonadeo stated that the project was divided into phases because the funding for this project comes from multiple sources such as grants, loans and matching funds. The proposed restaurant pad and roadway were not included in this phase of the plan but would be constructed later.

Initially, Phase 1 was bid to include the floating slips, bath house and upland development including a larger waterline to service this and future projects. The existing waterline would not meet the fire protection requirements of the new dock space. The initial bids came in well above budget so Phase 1 was divided up separating the floating slips from the upland development. Phase 2 would include the Harbor Master's office, fuel docks and laundry facilities.

Ralph Orzo asked about plans for a new pump out station adding that it would be nice to have pump out facilities at the docks for the transient boaters and it would help to keep the harbor clean. Smitty Dize stated that there were no plans to move the pump out station at this time and they would remain by the fuel dock.

Dennis McCoy asked whether there were plans to offer internet connections to transient boaters. Smitty Dize stated that there were plans to do so. Tom Bonadeo added that broadband fiber was being installed around the Harbor along with the new waterline. Fiber would also be run to the pump stations and along Mason Avenue to include the Town Hall.

Review of the Bath Houses for the Harbor Renovation

Tom Bonadeo explained that Council requested that the HARB review the plans for the bath house even though they were previously approved by Council. Tom Bonadeo went on to explain that the architectural plans of the proposed building consisted of i) shape and massing; ii) roof and roofing materials; iii) windows and doors; iv) siding; v) micro-climates, if any; and exterior lighting and landscaping features.

Steve Bennett stated that he recommended the plans be reviewed by the HARB because he did not feel the Town should be exempt from these guidelines. Russ Dunton agreed. Steve Bennett added that he felt this would be a good exercise for the Board to look at a real project.

Tom Bonadeo explained that the exterior siding had been changed from cedar to Hardi shingles which lasts longer. The construction method was also changed from block with cedar shingles to stick built with Hardi shingles. Occasional painting may be necessary. The roof had also been redesigned and would be a standing seam metal roof. There would be two (2) separate buildings for the men's and ladies' bath houses with a 10' space in between. Each building would have four (4) lavatories and four (4) showers.

Steve Bennett stated that he thought a conceptual rendering of the project was required and that the architectural look was the purview of this Board, not necessarily the interior, etc. Smitty Dize stated that he did not think a color rendering was done.

The Board discussed the depth of the overhang, the fact that there were no gutters, the types of windows, the exterior light fixtures, signage, etc.

Laurie Klingel asked the purpose of this meeting since the plan was already approved and added that there was not enough information for review. The plans did not contain information on landscaping, no rendering of architectural style and no colors. Laurie Klingel went on to state that there was a lot of detail in these plans but the details were not in the purview of the HARB. Tom Bonadeo stated that the Town could not dictate colors since they were considered temporary and a building could be repainted at any time without a permit. There was some discussion regarding the availability of a color palette. Dennis McCoy stated that as the phases roll out, there may be different contractors involved and the colors may not be able to be matched. Steve Bennett added that some buildings may not be built by the Town. Smitty Dize stated that the Town was planning to build the bath houses, the office and workshop and taupe and hunter green would be the main colors. The restaurant and other buildings would be completed by other entities. Russ Dunton stated that in the Historic District Review Board (HDRB) no longer reviewed colors since the property owners could repaint the house / building at any time without a permit. Russ Dunton stated that page 45 of the guidelines stated that earth tone colors were highly encouraged. The Board still felt that a color palette of acceptable colors would be beneficial. Smitty Dize stated that when the Harbor Master Plan was developed, there was a box of color samples which he would try to locate.

Tom Bonadeo noted that the diagram A2.1 showed square single-light windows and the Harbor Area Design Standards recommend rectangular windows similar to those currently in the buildings throughout the Town. Russ Dunton stated that these windows were for a bath house so we would probably not want a lot of windows. Tom Bonadeo stated that we could not dictate the type or size of the windows but could require they be vertically proportional with divided lights. Steve Bennett added that he was not opposed to square windows in a bath house. Laurie Klingel stated that the

single light window was more of an issue than the window being square since this was a bath house.

The Board was in agreement that conceptual drawings were needed to show the architectural design of the buildings. Steve Michel stated that the Town needed to decide on a style for the Harbor and since this was a working harbor, the design may need to be simple. Russ Dunton stated that the Board would make a recommendation to the Council but Council did not have to follow the recommendation.

Laurie Klingel stated that she would like to see better detail for the exterior lights because it was difficult to determine whether the lights were on the exterior wall of the building or on the pagoda. Tom Bonadeo referred to a Light Plan, that was not distributed, which showed more detail. There was much discussion regarding the light fixtures and whether they had already been selected. Tom Bonadeo stated that it was unlikely that the exact light fixtures had been chosen but more likely just the style had been defined. Russ Dunton stated that it was not outlined in the guidelines that the Board had to approve individual fixtures. Steve Bennett reminded the Board that we were reviewing a completed plan and typically, there would not be this much detail provided during the application process. The application would probably have renderings vs. all the details.

There was some discussion regarding the vagueness in the guidelines. Steve Bennett stated that as the Board members saw items that they felt were not appropriate or needed to be added, they should recommend these changes be made to the document. Tom Bonadeo stated that there was not a lot of detail in the guidelines because the information was relative to the architectural style of the building.

Tom Bonadeo stated that he would request the architect provide the following: i) conceptual drawings in color; ii) landscape plan; iii) grading plan; iv) signage details; and v) the mortar color for the brick, and added that he would work on a color palette. Once the information had been received, Tom Bonadeo stated that he would deliver the information to the Board members to review prior to the next meeting. The Board would use the scale process to “grade” the project at the next meeting.

OTHER BUSINESS

There was no other business to review.

ANNOUNCEMENTS

There were no announcements.

Motion made by Steve Bennett, seconded by Dennis McCoy and unanimously approved to adjourn the Harbor Area Review Board meeting.

Chairman Ralph Orzo

Town Clerk