



Harbor Area Review Board

Regular Meeting

Cape Charles Civic Center

December 21, 2015

6:00 p.m.

At approximately 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 addition to Ralph Orzo, present were Board members Steve Bennett, Dennis McCoy, Joan Natali and Stuart Smith. Board member Sandra Salopek was not in attendance. There was one vacancy on the Board. Also present were Town Planner Larry DiRe, Town Manager Brent Manuel and Assistant Town Clerk Amanda Hurley. Applicants of Lot 19 Eyre Baldwin and Dan Brown of Southport Investors, LLC were in attendance. There were no members of the public in attendance.

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

CONSENT AGENDA

Motion made by Joan Natali, seconded by Steve Bennett, and unanimously approved to accept the agenda format as presented.

The Board members reviewed the minutes from the April 20, 2015 Regular Meeting.

Motion made by Joan Natali, seconded by Dennis McCoy, and unanimously approved to accept the minutes from the April 20, 2015 Regular Meeting as presented.

OLD APPLICATIONS

There was no Old Business to review.

NEW BUSINESS

Lot 19 Harbor District – Procedures to General Application for building location on parcel

Larry DiRe reported that this was a unique application as this was a completely intact building. The building was moved by barge from Oyster, VA to Cape Charles late November 2015. The building materials and architectural style matched those found on many contributing structures in the Town's Historic District. Two aerial maps were included in the packet which showed the developable part of the parcel and the portion of the parcel that was undevelopable because it was underwater. The building would need to meet the required 30' setback.

Stuart Smith commented on the exposed bulkhead sidewalks and the requirement of railing.

There was some discussion regarding the use of the second story which was proposed to be a single unit overnight accommodation for short term rental. The first floor was proposed to be a café/raw bar/bistro.

Eyre Baldwin stated that tonight he was just seeking approval for the placement of the building on the foundation. Steve Bennett stated that in order to issue a Harbor Development Certificate, all guidelines must be met in accordance with the ordinance and went on to state that he would like to see a site plan that showed the building in relation to the lot lines and

the proposed parking layout. At this time, Dan Brown left to retrieve the old site plan from the Harbor.

Steve Bennett stated that another requirement was the landscape plan which was not yet available. There was some discussion regarding the incomplete application and the reaction of Town Council.

Southport Investors, LLC was in the process of purchasing the lot next to Lot 19, so additional development could be expected in the future.

Dan Brown returned and distributed the old conceptual master plan.

Steve Bennett commented that this was a recommendation of a partial Harbor Development Certificate and in order to receive a Harbor Development Certificate, all conditions must be met. Joan Natali stated that it was a recommendation of a conditional Harbor Development Certificate issued only for the foundation according to the plot plan.

Motion made by Stuart Smith, seconded by Joan Natali, to recommend Town Council approval of Lot 19 Harbor District as presented with the conditions that the applicants submit a new plot plan showing placement, elevations and setbacks for the Harvey's building to the Zoning Administrator who would distribute to the HARB for approval. All other actions on the site were required to come back to the Harbor Area Review Board. The motion was approved by unanimous consent.

OTHER BUSINESS

There was no Other Business to discuss.

ANNOUNCEMENTS

There were no announcements.

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

Chairman Ralph Orzo

Assistant Town Clerk