

# **Harbor Design Guidelines**

## **Work Session**

**May 22, 2006**  
**6:30 p.m.**

At approximately 6:45 p.m. in the Town Council Chambers, Council person Dora Sullivan called to order the work session which was to include members of the Town Council, the Planning Commission and the Historic District Review Board. Members present were as follows:

*Town Council:* Dora Sullivan, Larry Veber, Bruce Evans, and James Davis.

*Planning Commission:* Chairman Tom Bonadeo, Karen Jolly Davis, Eileen Cobb, Joan Natali, Bruce Evans, and Cela Burge.

*Historic District Review Board:* Dianne Davis, Russ Dunton, Bob Sellers,

*Members of the staff present:* Town Planner Jason Pruitt, Town Clerk Joy Pelletier and Town Harbor Master Smitty Dize.

Ten members of the public were present.

Vlad Gavrilovic and Eric Wright communicated the final draft of the Harbor Design Guidelines through a power point presentation. These illustrations focused on circulation between the town and the harbor by use of pedestrian walk ways; on street parking and surface parking with appropriate landscape buffering using drought tolerant species in the landscaping; incorporating the Harbor and Rail Yard through architectural guidelines preserving the historic character of the area; and mixed uses of residential and commercial buildings.

Comments were made regarding incorporating these items into the Comprehensive Plan, and that the intent of this program was architectural in nature, not site planning. It was also mentioned that this is long range planning that would be integrated in phases and the design was created with flexibility in mind. A question was raised concerning easements over private property.

Other items to consider were as follows:

- › Distinguish between vehicular and non-vehicular circulation.
- › Show walkway corridor over open space network.
- › Build in private ownership considerations with regards to 30' public easement.

- › There are different ways to meet the spirit of the guidelines.
- › Work with various interest groups on guidelines (i.e. as done with Free Mason Harbor in Norfolk).
- › Consider particular phrasing regarding master plan and circulation.
- › Guidelines should be used for considering character, not alignment, of future development.
- › Show potential implementation options (such as at railroad crossings).
- › Have implementation language in guidelines.
- › Consider “use” versus “design character”.
- › Consider flex space on inside that meets architectural guidelines on the outside.
- › Show more architectural elements in the images (i.e. historic photos of Rosenwald School, Ferry Terminal, etc.)
- › Consider range of different building types from Mason Ave. to working waterfront.
- › Major civic use (\*) should be indicated on north part of harbor, west of the boat ramp.
- › Farmer’s Market/Civic Building should be shown on north part of harbor.
- › Need bulkhead where watermen tie up.
- › Suggestion to detail public town owned properties.
- › Cruise ships, water taxis, and railroad stops need to be shown and listed.
- › Consider architecture of the emergency ferry landing.
- › Rosenwald School should be considered for the library.

**Motion made by Councilman Veber, seconded by Councilman Evans and unanimously approved to adjourn the Council portion of this meeting.**

**Motion made by Eileen Cobb, seconded by Karen Jolly Davis and unanimously approved to adjourn the Planning Commission portion of this meeting.**

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Dora Sullivan

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Tom Bonadeo

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Town Clerk