



TOWN COUNCIL

Work Session

Town Hall
January 14, 2009
5:30 p.m.

At approximately 5:30 p.m. at the Town Hall, Vice Mayor Chris Bannon called to order the Work Session of Town Council. In addition to Vice Mayor Bannon, present were Councilmen Bennett, Burdiss and Veber. Councilman Elliott arrived at approximately 5:30 p.m. Mayor Sullivan was absent due to illness. Also present were Town Manager Joe Vaccaro, Assistant Town Manager Heather Arcos and Town Planner Tom Bonadeo.

Vice Mayor Bannon announced the business for the evening would be to continue discussions regarding the Cape Harbor Project, specifically the conditions.

There was much discussion regarding the following issues: i) conference center in hotel in regards to square footage and number of rooms, etc.; ii) parking issues regarding hotel guests parking along Mason Avenue and possible permit parking for residents and business owners of Mason Avenue; iii) the total square footage for residential in relation to the height limitations made at the December meeting; iv) whether or not to condition the minimum and maximum unit sizes and the impact of unit sizes to tap fees; v) the impact of various unit sizes in regards to density; vi) whether or not to condition the number of units in relation to the total square footage available for residential; vii) the possibility of including a condition increasing the percentage of open space; viii) having the walking path continued to the Town's boardwalk; ix) compatibility of the development to the north side of Mason Avenue and the Town as a whole; and x) the ratio of residences to businesses.

No consensus could be made regarding the number of residential units so Tom Bonadeo calculated an average of 263 units using the preferred numbers of the five Councilmen participating in this meeting. Councilman Burdiss added that he would like a condition limiting the total square footage for residential at 263K square feet allowing for an average unit size of 1000 square feet. Tom Bonadeo stated that he would need to factor in Councilman Evans' preferred number and recalculate the average. Tom Bonadeo asked the Council members to provide him with the reasoning behind their preferred number so it can be included as part of the conditions.

The Council members moved on to review the general conditions as recommended by the Planning Commission as follows: i) the bonding of the public areas to ensure completion of these areas; ii) adding a condition ensuring that view corridors would be a minimum of 40' wide; iii) Councilman Bennett requested that the language "pending the approval of VDOT" be deleted from condition #4 regarding angled parking. Some discussion followed regarding this requirement and Tom Bonadeo stated that the Town will support the developer in regards to angled parking with VDOT and that when VDOT initially reviewed this request, they were not aware that vehicles backing out of the angled spaces would not be backing directly into the traffic lanes.

Tom Bonadeo stated that he would summarize all topics and conditions discussed at this meeting for review, further discussion, if needed, and a possible decision at the February meeting.

Motion made by Councilman Burdiss, seconded by Councilman Bennett and unanimously approved to adjourn the Council Work Session.

Vice Mayor Bannon

Town Clerk