

PLANNING COMMISSION

Minutes -Regular Session March 1, 2005

At approximately 7:30 p.m. on March 1, 2005, Chairman Tom Bonadeo called the session to order. In addition to Chairman Bonadeo, the following members were present: Joan Natali, Bruce L. Evans, and Karen Jolly Davis. Absent were Karen Jolly Davis and Ken Kuttler. Also present were Acting Planner, Cela Burge and Town Clerk, Joy. There were three members of the Public present.

Invocation and Pledge of Allegiance

There was a moment of silence. All recited the Pledge of Allegiance.

Consent Agenda

Motion was made by Bruce Evans seconded by Joan Natali and unanimously passed to approve the agenda of March 1, 2005 as amended, moving 6A to be the first order of business.

New Business

A. CUP Amendment – 239 Mason Ave.

Cela gave a brief history of this property beginning with the CUP issued in September, 2000 which expired and was renewed. The original CUP was for two units on the second floor. The current contract owners would like to amend the CUP to increase the number of units to four.

Motion made to set Public Hearing for 7:00 on April 5, 2005 by Joan Natali, seconded by Bruce Evans and unanimously approved.

B. Sustainable Design Assessment Team Program

Cela described the grant program whose deadline is March 14, 2005. It may be possible to get funds to help with the development between Mason & Harbor. Discussion led to creating an overlay for Harbor District.

Motion made by Bruce Evans, seconded by Joan Natali and unanimously approved to move this request forward to Council asking for their financial support if the grant is awarded.

C. Announcement of 2005 Governor's Conference on Greenways, Blueways and Trails.

Tom Bonadeo introduced the concept which has to do with creating bike paths, walking trails, etc. along old railroad line right of ways. The conference is scheduled from May 1 thru 4, 2005. It was suggested Tom Bonadeo, as Chairman, attend. The consensus was to discuss with Council and with the Town Manager the possibility of funding one to two Commissioners to attend this Conference.

Old Business

A. *By-laws revision (update):*

Tom Bonadeo gave an overview; all reviewed and discussed. Changes were suggested for rewrite.

Motion made to make the modifications and present for the next meeting made by Joan Natali, seconded by Bruce Evans and unanimously approved

B. *Parking – follow-up to work session*

Tom Bonadeo led the discussion. Comparison of # of spaces vs. recently approved Conditional Use Permits. A seconded work session with Council involved was suggested. Possible property acquisition may be required to accommodate need. Input may be needed from Chief Eder on Boat/Trailer parking. March 17, 2005, 9:30 scheduled work session.

D. *HDRB Sec. 4.10 & demolition guidelines – meeting follow-up*

Both groups need to discuss guidelines in unison. Joan Natali will attend HDRB next meeting. Definition of “Contributing Building” is in question. Cela Burge agreed to set the groundwork for the discussion.

E. *Update on County Mapping.*

Cela Burge gave a background. Go to [mapsdirect.net\Northampton](http://mapsdirect.net/Northampton)

F. *Revision of Basement Definition*

Tom Bonadeo indicated we should add a definition of floor above grade referring our basement to that definition. Detailed discussion was held concerning floors and grades.

G. *Comprehensive Plan Review*

Tom Bonadeo led an in-depth discussion concerning the current Comprehensive Plan. It was mentioned that VDOT with ANPDC were planning a traffic study, we have also asked ANPDC for technical help, and the new Town Planner will be starting with us in the early summer. It was discussed to invite Richard Keller, a consultant for strategic transportation planning, to provide input valuable to the Comprehensive Plan.

H. *Planning Commission Candidates*

A number of candidates had been contacted by the members of the Planning Commission. The list was scrubbed to present to the Town Council for interview and appointment.

A motion was made by Joan Natali seconded by Bruce Evans and unanimously approved to adjourn the meeting.

Chairman

Town Clerk