



Planning Commission

Regular Session

February 6, 2007

7:30 p.m.

At approximately 7:30 p.m. in Town Council Chambers, Vice-Chairman Joan Natali called to order the Regular Session of the Planning Commission. In addition to Vice-Chairman Natali, present were Eileen Cobb, Bruce Evans, Karen Davis, Cela Burge, Ken Kuttler, Town Planner Jason Pruitt, Town Clerk Joy Pelletier and approximately six members of the public

Jason Pruitt took this time to introduce Sheila Sheppard as the new intern to the Planning Department.

A moment of silence was observed and all recited the Pledge of Allegiance.

Public Comments

Larry LeMond, representing Bay Coast Railroad, commented that the Planning Commissioners seemed to be rolling the railroad property and the railroad harbor property into the Historic District and the Harbor District. He stated the State Transportation Board has ruled the railroad need not follow local ordinances; therefore, the Commissioners were adding a layer of ordinance that was not needed.

Motion made by Ken Kuttler, seconded by Bruce Evans and unanimously approved to accept the agenda format as modified by adding item B under New Business – Planning Commission Election Discussion.

Bruce Evans interjected at this time that it was time to hold elections and asked if that should be an item added to the agenda. Discussion concluded that it would be better to wait until Chairman Bonadeo was present before making nominations.

Motion made by Karen Davis, seconded by Ken Kuttler and unanimously approved to accept the minutes of January 4, 2007 Public Hearing and January 4, 2007 Regular Session as modified.

Motion made by Eileen Cobb, seconded by Cela Burge and approved with three abstentions (Karen Davis, Ken Kuttler and Bruce Evans) to accept the minutes of January 16, 2007 Joint Public Hearing as modified.

Motion made by Eileen Cobb, seconded by Cela Burge, and approved with three abstentions (Karen Davis, Ken Kuttler and Bruce Evans) to accept the minutes of January 15, 2006 Recessed Session as modified.

Report Presentations

A. *Town Council*

No one commented to Mr. Pruitt's request for questions about the Town Council agenda of January 9, 2007.

B. *Northampton County Joint Local Planning Commission*

Limited conversation was held over the amendments to the County's Comprehensive Plan.

Old Business

A. *Comprehensive Plan/Population Study Status Report.*

Mr. Pruitt reminded all in attendance of the Comprehensive Plan public input meeting on February 8, 2007. He then briefly described the outline of the meeting and what to expect. The Commissioners then dissected the Comprehensive Plan draft and made suggested changes. Items discussed were: supporting the public's wishes to preserve the Small Town character/atmosphere – incorporate that character in the intent paragraphs and again in specific areas such as density; pedestrian plaza was questioned; proposed community center; renaming the corridor overlay to Rt. 184/642; cash proffers were discussed – conflicting information from several sources needs to be ironed out; storm water addressed; four stories on structures too high and needs to be lowered; alleys needed to control density and to be used for trash pick up and for deliveries; cluster and open space protection; railroad – Fig Street extension; accessory apartments for affordable housing; saving the Cape Charles High School; STIP.

Population Study Status Report – Jason again introduced Sheila Sheppard and offered her services as a second body to finish the study. He recommended setting a schedule to complete the study. It was also suggested the offices at Sea Breeze apartments and Heritage Acres be contacted prior to visiting the residents.

B. *Harbor District and Historic Harbor Overlay District*

The proposed revisions to the Harbor Zoning District were discussed in detail and changes were suggested.

In discussing the extension of the Historic District to the harbor area, the property managed by Bay Coast Railroad was brought up and how it would fall into the scope of the Historic District. It was agreed that if the property is ~~leased~~ used (rev. 3-6-07) for non railroad use, the rules would no longer fall under the Surface Transportation Board, and would then be subject to the Town Ordinances.

Motion made by Karen Davis, seconded by Bruce Evans and unanimously approved to recess the meeting until Monday, February 12, 2007 at 6:00 p.m.

Town Clerk

Vice-Chairman, Joan Natali