



Planning Commission Work Session April 18, 2007

At approximately 5:00 p.m. on Mason Avenue in front of the Cape Harbor property, Chairman Tom Bonadeo called to order the Work Session of the Planning Commission. In addition to Chairman Bonadeo, present were Karen Davis, Cela Burge, Ken Kuttler and Joan Natali. Absent were Eileen Cobb and Bruce Evans. Also present was Town Planner, Jason Pruitt.

After a tour of the Cape Harbor Property and the Portunity property the Commissioners convened in the Town Council Chambers to fully discuss their findings.

The discussion opened with the scale of the existing buildings on Mason Ave and how the Harbor district structures should relate and compliment those existing structures. Primary features examined were the set back and the heights of the structures on Mason Avenue. At an earlier meeting height stepping requirements had been agreed upon. Based on the visual observations made in the field, it was suggested this may not be necessary. In height requirements, an average of 45 feet and staggered heights not to exceed 50 feet were suggested. Soft faces of structures with second and third story porches were considered desirable.

Chairman Bonadeo introduced implementation of the requirements and of the review process as items to be deliberated. He reviewed with the Commissioners a flow chart showing the proposed schedule for handling Harbor development applications.

It was suggested a review body should be appointed to be responsible for the applications. This review board would consist of one Town Councilman, two Planning Commissioners, One Historic District Review Board member, and two citizens. Supporting staff would be provided by the Building Department, Public Utilities with the primary contact being the Town Planner.

Extending the current Historic District to include the Harbor area with steps taken to create a new Historic District for that area was also discussed. Development in this new area would be administered by the new review board discussed earlier and would be designated as the Harbor Area Review Board.

Motion made by Karen Davis, seconded by Joan Natali and unanimously approved to adjourn the Work Session.

The Work Session was adjourned at approximately 7:30 p.m.

Chairman Bonadeo

Town Clerk