

Harbor Area Review Board

Special Meeting Agenda

**Cape Charles Civic Center
March 28, 2023, at 5:00 P.M.**

At approximately 5:00 p.m. Vice Chair Steve Bennett, having established a quorum, called to order the Harbor Area Review Board Special Meeting. In addition to Vice Chair Bennett, in attendance were Councilmen Herb Thom, Rob Harris, and Bill Ashworth. Also, in attendance were Planning and Zoning Administrator Katie Nunez and applicant Beth Walker, agent for the Rosenwald Project. There were no members of the public in attendance.

Vice Chair Bennett led the pledge of allegiance.

There were no Public Comments

Motion was made by Vice Mayor Bennett, seconded by Councilman Herb Thom to approve the agenda. The motion was approved by unanimous vote.

New Business

- A. *Application for Harbor Development Certificate for the Rosenwald School Building Project 1500 Old Cape Charles Road, Cape Charles, Va.*

Ms. Nunez summarized the application of the Rosenwald School Renovation Project.

Discussion was as follows: (i) Beth Walker explained the project in brief. She mentioned that the project is not in the Historic District. The roof is to be replaced and the windows will be restored. Any windows that are beyond repair will be reconstructed to match the current windows. Any renovations to the building will not alter the footprint. The main change to the exterior will be the addition of parking areas, walkways, and a patio. All work will be done in accordance with the Secretary of the Interior's Standards for the treatment of historic buildings. All utilities will be underground. (ii) Ms. Nunez explained that the site will serve as a cultural and heritage venue with auditorium and exhibit space, community kitchen, education facility for workforce training and meeting space for community and cultural organizations. (iii) Beth Walker explained that the Project plans to be self-sustainable with event space rentals and conference space. (iv) Councilman Harris asked about the site lighting. (v) Beth Walker explained that the exterior lighting, signage, art, and sculpture is still undecided and will need grants from the state to enable the interpretation of signage and for walking trails. (vi) Ms. Nunez explained that after initial approval, the Project will apply for modifications to the original approval as needed. Also, that it is not unusual for applicants to modify their original approval based on developing circumstances. She also expressed concerns regarding the art and sculpture and added that the Town would like to preview these concepts prior to approval.

Member Rob Harris motioned that the application for the Rosenwald School Project is sufficient, complete and compliant with the Harbor District Regulations with the exception of their final landscaping, lighting, signage and exterior public art/historic displays and recommends that Town Council favorably consider approval for the issuance of a Harbor Development Certificate based upon the application submitted with the condition that the final landscaping, lighting, signage and exterior public art/historic displays plans are still required to be submitted to the Town for final review and approval and was seconded by Member Herb Thom and the motion was unanimously approved. The motion was approved by unanimous vote.

Announcements

Ms. Nunez recommended that the next meeting of the Harbor Area Review Board be on Tuesday, April 10, 2023, at 5:30 p.m. All agreed.

Motion made by Councilman Rob Harris, seconded by Vice Chair Bennett, to adjourn the Harbor Area Review Board Special Meeting at 5:30 p.m. The motion was approved unanimously.

Vice Chair Steve Bennett

Planning Technician