



PLANNING COMMISSION/TOWN COUNCIL
Joint Public Hearing
Cape Charles Civic Center
June 1, 2021
6:00 p.m.

At 6:00 p.m., Chairman Bill Stramm, having established a quorum, called to order the Public Hearing and Regular Meeting of the Planning Commission. In addition to Chairman Stramm, present were Commissioners Ken Butta, Diane D'Amico, Paul Grossman (Town Council representative to the Planning Commission), Jim Holloway, Dennis McCoy and Michael Strub. Also, in attendance were Town Planner Ben Sullivan, Zoning Administrator Katie Nunez and Planning Technician Tracy Outten. There were three members of the public in attendance.

Mayor William "Smitty" Dize, having established a quorum, called to order the Public Hearing of the Town Council. In addition to Mayor Dize, present were Vice Mayor Bennett, Councilmen Buchholz, Follmer and Grossman, and Councilwomen Holloway and O'Brien. Mayor Dize and Councilman Follmer were not in attendance. Also, in attendance were Town Manager John Hozey and Town Clerk Libby Hume.

A moment of silence was observed followed by the recitation of the Pledge of Allegiance.

PUBLIC HEARING PUBLIC COMMENTS:

Chairman Stramm read the Notice of Public Hearing and opened the floor for comments.

There were no comments to be heard.

Planning Technician Tracy Outten read comments from Janet Dudley and Edward Wells which were submitted in writing prior to the public hearing. (Please see attached.)

Motion made by Commissioner Grossman, seconded by Commissioner Butta, to close the public hearing portion of the Planning Commission meeting. The motion was approved by unanimous vote.

Motion made by Councilman Buchholz, seconded by Vice Mayor Bennett, to adjourn the Town Council Public Hearing. The motion was approved by unanimous vote.

The Town Council Public Hearing adjourned at 6:08 p.m.

Chairman Bill Stramm

Mayor William "Smitty" Dize

Town Clerk

**Comments Provided in Writing
June 1, 2021 Planning Commission/Town Council Joint Public Hearing**

Janet Dudley

PROPOSAL

HISTORIC DISTRICT REVIEW BOARD

First I think the board should have guidelines for themselves before they consider guidelines for the homeowners of Cape Charles, by this I mean they should remember three words in their decision making, REASONABLE, PRACTICAL, and CONSISTENCE. Everyone knows that when you buy historic or not, a budget is most always in the thinking of the new homeowners, most time that budget is the determining factor in the upgrades being made. The board should never assume there are unlimited funds, which I have the sense they do assume this. So guidelining themselves should be their primary goal before each meeting.

Contributing and non contributing well that goes a long way in the determination of how far the board takes their GUIDELINES, as far as telling a homeowner what they can or cannot use is a little too finite, as far as what width siding they have to use or what thickness is going a little too far, and hardy board as opposed to other materials that are just as durable and still looks the same as the rest in the neighborhood seems reasonable and practical to me. Chimneys: have heard that some are allowed and some have been turned down for removal ?????? makes no sense, inside a residents that has no function, and impedes passage thru a doorway denied. as long as the above roof lever can be seen, why can't the inside part be removed, has no function cannot be seen from the outside and has no function, some have been approved and others denied?????? makes no sense.

If a home is on the registry of historic home then I think someone, be it the real estate agent, the town or town planner, should make the homeowner aware of difference in the guidelines that apply. Not everyone is savvy when it comes to what the differences are in contributing and non contributing guidelines.

I do think that the board should take seriously, and consider that everyone who buys a house here doesn't have unlimited resources to buy the most expensive materials, but does have the possibility to get a good quality product for a lot less money. And still make a presentable look to their house .

Submitted by
Janet Dudley

Edward Wells, HDRB Chairman

Edward Wells

HDRB Chairman

1st June 2021

I would like to address :

The Mayor, Town Council, Planning board and Town Manager

I would like to thank you all for your time and efforts put into the town.

I would first like to start by stating some facts about the Historic Review Board (HDRB). From May of 2020 until today June 1st 2021 { 1 } years time . We have held 18 total meetings, 103 total pre applications and final certificates of appropriateness, 1892 total pages of documents, plans , diagrams, photos and material descriptions. I and the board personally have spent hours not only reading through this material but also physically inspecting applicants' properties. (Not trespassing) all of this time and effort and only one appeal to council. My point being I believe we on the board are cognizant of the facts of evolving building practices and materials. I believe we are working with the town residents and businesses in a fair and reasonable manner on a case by case basis. I do not agree with having one gratuitous meeting , a questionable survey and a preconceived notion of a historic philosophy. I do not agree with some of the "Cape Charles Historic District Guiding Philosophy " Some of the assumptions are not consistent with current guidelines. We (HDRB) do not stop homeowners or business owners from making changes to their property which is implied in the "New" philosophy. I never considered HDRB guidelines as law . (again implied) To start changing current wording in the guidelines specifically "Synthetic Material" and using the appropriate metric "that it has a genuine authentic appearance such that a typical observer would not be able to discern a visual difference from the original material/design from any public right of way. This metric is too broad of scope. What is a typical observer ? What is in historical appearance to one may not be to another. It has the potential for too many different opinions in which we try to base conclusions on. I think the guidelines should be revised and updated by persons with an architectural history background along with historic renovators ,builders and contractors with backgrounds with building materials and uses. In the current guidelines in the introduction it states " These guidelines are tailored to your community. They are based on extensive study of Cape Charles historic district, including the types of buildings in the district ,their condition,and the current policies and goals of the town. Thank you , Ed Wells