

Town of Oriental Planning Board Meeting
July 29, 2008

The Oriental Planning Board met on Tuesday, July 29, 2008 at 7:00 pm at the Oriental Town Hall.

Present were: Board members Creighton, Marlowe, and Stevens.
Mayor Sage and Commissioner Cox
Parks & Rec Committee member Cordes
8 members of the public.

Acting Chairman Marlowe opened the meeting and led the Pledge of Allegiance.

MEETING MINUTES REVIEW –

MOTION: Mr. Creighton made a motion to approve the June 24, 2008 minutes. Second by Mr. Stevens. Vote 3-0.

OVERLAY DISTRICT – The commissioners sent this item back to the Planning Board after the last public hearing. The Planning Board addressed each of their concerns:

1. Porch size – 8' deep: This is not excessive in that porches have been included in buildings constructed before this requirement was initiated. Recent construction of commercial buildings in the proposed overlay district area have had porches the length of the buildings, and as deep as 8 feet. We feel that by requiring a style of building already prevalent along the HWY 55 corridor, the appearance of the entryway to Oriental will improve. This requirement is acceptable as is.

2. Roof Pitch – Most commercial buildings constructed today have roofs that would not be in compliance with our existing requirements. The roof pitch requirement as it exists was initiated in response to large, boxy condominium projects, not in response to commercial building construction. By limiting the total height to 25' and to commercial use only buildings, we will avoid large box construction. Commercial buildings usually have a false front, and this likely will hide a pitched roof from public view. This requirement is acceptable as is.

3. Walkways – This is a public safety issue. We limit the impervious surface area of each building site. Requiring some of the impervious surface to be a public walkway will reduce it elsewhere on the site. We could require the walkway to be made of a pervious surface if the Town Commissioners so desire. Relative to public safety, residents and visitors boaters now walk/cycle along the highway where much of the speed is set at 35 to 45 mph. It will be safer to move this traffic off the highway. This requirement is acceptable as is, or it could be amended to require impervious surface for walkways.

4. Landscape buffer – This portion of the Overlay District was drafted by the Tree Board. Since building height and overall architecture will vary from project to project we feel that the landscape buffer should be designed in response to the individual project. Tree Board members

historically and currently have both professional and volunteer experience in landscaping and horticulture, and should be qualified to make decisions relative to the selection of plant materials and design needs for individual projects. This requirement is acceptable as is.

MOTION: Mr. Stevens made a motion to return the Overlay District Proposal to the Commissioners without any changes. Second by Mr. Creighton. Vote 3-0.

LONG RANGE PLANNING COMMITTEE UPDATE – Mrs. Sage informed the Planning Board that the committee is back up and running and the group is preparing for a S.W.O.T. session sometime in September. They hope to have a working document by the end of the year.

PUBLIC INPUT – None

REORGANIZATION OF THE GMO – Rob Will has been working hard on reformatting the GMO to make it more user friendly. The Board will review the changes and submit any suggestions they have to Ms. Wagoner. Those changes will be incorporated and hopefully the new and improved GMO will be ready for review in September.

COMPREHENSIVE PLAN – The Board considered whether Mr. Will could work on combining the various town plans and create the Comprehensive Plan. No action was taken.

NON-AGENDA ITEMS -

1. Mr. Marlowe suggested that the Board's next focus be on creating the Harbor Overlay District.

2. Mr. Cutler informed the Board that Mr. Stevens handed in his resignation. He will remain on the board through August. Mr. Cutler thanked him for the work he has contributed while serving on the Board.

REVIEW OF LAND USE PERMITS –

1. Middlebrook – White Farm Road / House elevation
2. Auth – Styron Drive / Single family home
3. Stevens – Seafarer Drive / Addition to Shed
4. Wormell – Whittaker Point Road / Elevator shaft
5. Russell – Normal Circle / Sunroom

REVIEW OF SIGN PERMITS – None

MOTION: Mr. Stevens made the motion to adjourn. Second by Mr. Creighton. Vote 3-0.

Acting Chairman, William Marlowe

Recording Secretary, Lori Wagoner