

**Design Review Board
Minutes of Meeting**

**May 2, 2007
9:00 A.M.**

Present: Bob Turgeon, Jim Goldsmith, Judy Hamilton, Tim Hart, Cheryl McGuire, Tim Berres, Paddy Mudd
Excused: Joanne Baierlein
Town Staff: Carol Rollins & Gayle Curry

PNC Bank, 6315 Crain Highway

The Commercial Highway District Community Design Guidelines apply to this project.

The applicant has submitted building elevations, a site plan, landscape plan, and a description of the changes made since the April 18, presentation.

The site plan appears to be Code compliant.

Details of the proposed signage are displayed on Sheet 3 of the site plan provided for the April meeting. The applicant will provide a colored rendering of the detached sign at the meeting. Attached signage appears to be code compliant at 39.5 square feet (building frontage is 40 ft.)

▪ East elevation	7.0 sq. ft.
▪ North elevation	26.0 sq. ft.
▪ ATM/West elevation	6.5 sq. ft.

The applicant will provide samples of the proposed building materials at the meeting.

John C. Padussis, Gensler Architect, Baltimore, MD and a representative from Bohler Engineering were present for this meeting.

List of changes that were made are as follows:

Site Plan:

1. Addition of landscape strip on the South side of the building to provide clear site line from the drive-thru exit.
2. The drive aisle at the front (East) side of the building has been restricted to one way traffic headed North towards the Gas Station. This will eliminate a potential traffic conflict point at the shared entrance to Route 301 Crain

Highway with the adjacent restaurant parcel. This will limit traffic from the gas station and PNC bank parcel to exit onto Route 301 from the right-out only located north of the building.

3. It was agreed that the square footage of the directional signage will be limited to the maximum allowable by the local jurisdiction.
4. Sidewalks and crosswalk were added to direct patrons from the parking spaces located to the West of the building to the main entrance of the bank.

Architecture:

1. The roof pitch of the standing seam metal roof above the clerestory windows has been reduced from 7:12 to 5.5:12. This reduced overall height of the building from approximately 24'-9" to 23'-2".
2. The brick pier is shown correctly at the main entrance on the North Elevation.
3. The cornice detail has been correctly and consistently shown on all sides of the building.
4. The corners of the building have been defined with projecting brick piers.
5. The South elevation has been modified to include brick piers that break up the overall mass of the elevation.
6. Precast lintels have been added over the windows on the north and south elevations.
7. The signage at the front elevation has been reduced to be 7 square feet to fit between the brick piers. This allows for the addition of PNC Bank signage at the drive-up ATM at an additional 6.5 square feet. These signs along with the 26 square foot sign on the North elevation provide for a total of 39.5 total square feet of signage as allowed by the local jurisdiction.

Mr. Goldsmith made a motion to approve the building as presented with the exception of single layer windows instead of double windows. Mr. Berres seconded the motion, motion carried and was approved.

Mr. Hart mad a motion to adjourn the meeting, Mrs. Mudd seconded the motion.

Meeting was adjourned at 9:50 a.m.