

**Design Review Board
Minutes of Meeting**

**April 4, 2007
9:00 A.M.**

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

The meeting was called to order at 9:00 a.m. by Cheryl McGuire, chair.

Mr. Turgeon led everyone in the Pledge of Allegiance.

Rosewick Crossing, 301 and Rosewick Crossing

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

The applicant has submitted a master sign plan, and revised elevations for Building 7, Lowes.

The master sign plan appears to meet the requirements of the Guidelines and Town Code.

Samples of the proposed building materials for Lowes will be provided at the meeting.

Steve Wenderoth, Chris Cowie, Jim Roberts and Peter Motelli were present for this meeting.

Mr. Turgeon made a motion to approve the Master Sign Plan as presented today with the exception of the word "Owner" as discussed on page 14. Mr. Berres seconded the motion. All were in favor with the exception of the Chair, Mrs. McGuire, voted NO. Motion was approved.

Mrs. Mudd asked Mr. Cowie if there was a fence along the back driveway of the property. She did not notice one on the plans that were submitted.

Mr. Turgeon made a motion to approve the building as presented with the exception of the scoring of the effice at the other end of the building to match. Mrs. Baierlein seconded the motion. Motion carried and approved.

McDonald's, 6385 Crain Highway (Concept presentation for review and comment)

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

The applicant has submitted the following documents for your review and comment:

- a design review application
- written response to the guidelines
- photographs of a similar building design
- tax and zoning maps showing the project location
- preliminary site plan
- typical floor plan and building elevations

The applicant received approval from DRB on January 18, 2006 for renovations to the existing building and removal of the outdoor play area. This submittal is intended to replace the previously approved project.

James Erdman, Ben Dyer Associates and (??????) were present for this meeting.

The Board gave their comments, suggested getting a "special exception" approval for the "Drive-thru" then they will submit revised building plans to the Board again.

PNC Bank, 6315 Crain Highway (Concept presentation for review and comment)

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

The applicant has submitted a design review application, written response to the guidelines, building elevations, and preliminary site plan, for your review and comment.

The proposed front and north side building elevations show tow attached signs for a total of 38 square feet. With 40 linear feet of frontage, a maximum of 40 square feet is allowed. The proposed monument sign is 44 square feet at 5 ft. 3 in. in height. Maximum allowed is 70 square feet at 20' height. The proposed signage is Code compliant.

The site plan appears to be Code compliant.

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

Received comments from Board, will submit revised building plans for future meeting.

Bob Evans Restaurant, 105 Drury Drive (Concept presentation for review and comment)

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

The applicant has submitted a design review application, written response to the guidelines, building elevations, signage details and preliminary site plan for your review and comment.

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

The proposed signage appears to be Code compliant.

Could not hear the names of the people in attendance for this meeting!

They asked for a concensus regarding building orientation. The Board advised proposed plan does not meet the guidelines if front door faces 301 and dumpsters face Drury Drive. They will be coming back.

Meeting was adjourned at 10:35 a.m.