

**Design Review Board
Minutes of Meeting**

**February 1, 2006
9:00 A.M.**

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

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

Dunkin Donuts/Baskin Robbins at La Plata Plaza, 22 Shining Willow Way

The applicant has submitted revised building elevations for your approval.

The propane gas tanks will be located underground. (Same as Applebee's)

Two types of exterior lighting are shown on the building. Please specify your preference to the applicant.

The applicant is requesting 71 sq. ft. of building signage. As shown on the proposed building elevation, it is code compliant and complies with the La Plata Plaza master sign plan.

Applicant will need to show handicap ramps and crosswalks on the site plan. Staff recommends that stamped concrete (to match other location in the shopping center) should be provided at the drive thru entrance. White striped crosswalks should be provided from the site towards Blockbuster and towards Chevy Chase Bank.

The landscape plan has been provided to the Beautification Commission for review and comment.

Bob Eidel, Dunkin Donuts and Bruce Zivic, Zivic Architects were present at this meeting.

Mr. Eidel stated that from the last meeting there was a larger parapet, but they have since reduced the size of it all the way around the building. Changed the color of the bollards around the building. The

Mrs. McGuire wanted to know what color the windows are.

Mr. Eidel stated that they are a redish/russet brown color.

Mr. Goldsmith wanted to know if the glass was tinted or clear.

Mr. Eidel stated that it was clear.

Mr. Hart stated that the right (south) elevation of the building is primarily blank and suggested doing something with that elevation. His comment about the parapet was to provide some depth to it.

Mrs. Maguire stated that nothing is consistent. The color for the signs is a different color, then you have the trash compactors a different color, the signage poles are black, the cabinet for the signs is gray. There needs to be some kind of consistency here.

Mr. Zivic stated that they under grounded the propane tank, the cross walks will be stamped concrete, there will be handicapped ramps, there will be a crosswalk leading to Blockbuster as well as a handicapped ramp.

Mr. Goldsmith made a motion to approve the project as presented with the provision of providing the color number, beefing up the south elevation of the building and the lighting also.

Mr. Turgeon seconded the motion. Motion was approved by the Board.

Edelen Station Sales Center, 9 South Maple Avenue

The Central Business District Community Design Guidelines apply to this project.

The applicant has submitted a complete application which includes a cover letter explaining the project, a site plan, building elevations, exterior lighting detail, a written response to the guidelines and proposed signage details.

The proposed detached signage is 30 sq. ft. and 7 ft. in height. (30 sq. ft., 121 ft. height maximum allowed). Three attached signs are proposed for a total of 17.5 sq. ft. (50 sq. ft. maximum allowed). The signage as proposed is code compliant.

The applicant will provide color samples for the exterior paint, shutters, and brick pavers at the meeting.

The landscape plan has been submitted to the Beautification Commission for review and comment.

Chris Balderson, Somerset Homes, Jim Graves, Somerset Homes, and Christine Komar of Somerset Homes were in attendance for this meeting.

Mrs. Maguire asked Mrs. Winkler of Beautification if she has met with them and Mrs. Winkler concurs that she has and will be getting with them to discuss her complaints.

Mr. Graves showed the Board a lot that Somerset Homes has a lease on that they would like to put a Sales Center on, since they don't have adequate space on site where they are building.

Mr. Graves talked about the trailer and converting it to a sales center, by putting a gable front on the portico with columns, cornis detail all the way around, the doors will be a deep burgundy, more of a neutral tone on the roof - white trim with white detail, maroon shutters, beige cornis. The signage on the building is code compliant with the oval logo and a brochure box with the hours of operation on the sales center.

Mr. Hart asked why Somerset is not building an office on site like they normally do instead of using this trailer. Or why couldn't they use one of the units as a sales center?

Mr. Graves stated that the Banks require 50% sales before they start their project. They need to get their sales done before they can put a sales office in one of the units.

Mr. Goldsmith wanted to know have the thought about the School Seat Allocation and how many they will be needing?

Mrs. Flerlage discussed that they will need approximately 30 School seats for the amount of units that they will be building.

Mr. Turgeon asked about the Air Conditioning units, putting them on the other corner of the trailer. He is concerned about it being visible and not looking good.

Mr. Graves stated that this is a multi-family 16 units, 5 Townhouses, 115 dwelling units.

Mrs. Maguire stated that she had some concerns with the project regarding the "Neighborhood Context" which is B2 of the Guidelines. One of your responses to that guideline states we will provide a color scheme that is conducive to the surroundings. Mrs. Maguire wanted them to respond to those particular guidelines.

Mr. Graves stated: **I'LL TELL YOU WHAT WE CAN'T AFFORD AND THE TOWN CAN'T AFFORD IT EITHER IS FOR THIS PROJECT TO FAIL. IT WOULD BE A CROWN JEWEL TO THE TOWN, BUT IT HAS TO BE SUCCESSFUL.**

The Board agreed that they will have to come back with the changes, deal with Mrs. Rollins on the changes, work more with the Guidelines, make it look more like a permanent structure.

Carol's Place Apartments, St. Mary's Avenue

The Central Business District Community Design Guidelines apply to this project.

This project was presented to the Board on December 7, 2005; then revised building elevations were discussed on January 4, 2006. Please refer to your previous documents for more information.

Copies of the site plan and photometric plan have been submitted to the LPVFD and the LPPD for review and comment. Chief Shahan's comments regarding locations of fire hydrants have been incorporated into the preliminary plat sheet dated 01.25.06 provided in this submittal.

The landscape plan has been submitted to the Beautification Commission for review and comment.

Signage will be presented at a future date.

Spence Bowling, Dickerson Construction, 606 Charles Street, Jonathan Kuhn, Dickerson Construction, 606 Charles Street, and Ken Krause, Lorenzi, Dodds & Gunnill, La Plata, MD were in attendance at this meeting.

Mr. Bowling stated that Carols Place apartments will be a 48 unit mix building, 3 efficiencies, 9 (1) bedrooms, 12 (2) bedrooms, that will have shutters, Jack Arch Treatments, Keystone, Hardiplank, and brick.

Mr. Hart stated that it is very nicely done.

Mrs. Baierline stated that she liked what they had done with the back of the building. A couple minor comments-Jack Arches over the sliding doors/balconies, possibly putting a covered entrance over the entry way.

Mrs. Maguire asked about stamped concrete.

Mr. Krause stated that he does like stamped concrete, but if that's what the board wants. He doesn't like it because it's not pedestrian friendly. If you don't stamp it correctly, someone could break their ankle.

Mr. Berres made a motion to approve the project as presented with the changes of stamped concrete, columns @ main entrance and jack arches over sliding doors.

Mr. Goldsmith seconded the motion, the motion was approved by the Board.

Meeting adjourned at 11:07 a.m.