

**Design Review Board
Minutes of Meeting**

January 4, 2006

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

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

Carrico Law Office, 100 Washington Avenue

The applicant is requesting a two-sided, 12 square feet detached sign, 4 ½ feet in height.

The maximum sign area allowed is 30 square feet, 12 feet in height.

No attached signage is being proposed at this time. The signage is code compliant.

Joe Husick was in attendance for this proceeding.

Mrs. Maguire asked what kind of ground lighting.

Mr. Husick stated that it would be a spot light from the ground with a canopy over it.

Mr. Hart made a motion to approve the sign application as presented.

Mr. Berres seconded the motion. Sign package approved.

McAndrew Building, 115-A La Grange Avenue

The applicant is requesting approval of the building renovations as submitted.

Some of the existing landscaping adjacent to the building will have to be removed in order to meet ADA requirements.

The building only has two tenants and does not require a master sign plan. Signage will be presented at a future meeting.

Dr. G. Ferrero representing Condominium Owners was in attendance for this meeting.

Mr. Turgeon asked about the overhead projection over the new door that doesn't violate any codes as far as set backs or anything. You will not need any new bricks so there won't be any contrasting color - no fill in bricks.

Ms. Maguire stated that it looks much better and that she was glad that they were doing this change.

Mr. Turgeon stated that it looks better with the "tumble weeds" taken out as well from in front there.

Mrs. Baierline asked if they were planning on leaving the shutters on the existing window.

Mrs. Baierline asked if there were shutters down the side. It was stated that there will be.

Mrs. Maquire asked if there was a motion to approve the project as presented with the shutters remaining on the windows.

Mr. Goldsmith so moved the motion. Mr. Turgeon seconded the motion. All were in favor. Project was approved by the Board.

McDonald's, 6835 Crain Highway

The applicant is requesting approval of the building renovations as submitted. Both a written response to the Design Guidelines, and a cover letter explaining the upgrades to the building have been provided by the applicant.

The proposed patio area will be replacing the existing outdoor play area, so the building footprint will not be increased. Parking requirements have been met.

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

No new signage is proposed.

Mr. Lee May of Bethesda, MD was in attendance at this meeting.

Mrs. Rollins gave the staff report.

Mr. Goldsmith just wanted to know why they wanted to do the change to the McDonald's.

Mr. May stated that it basically needed some remodeling done on the building interior as well as exterior.

Mr. Turgeon stated that this was a thorough presentation, easy to go through, and see what they were doing. The Board does not always get that on the various projects that come before them.

Mr. Turgeon wanted to confirm that they were planning to re paint the building two (2) shades of tan? The only separation plans is the paint line? Is it possible to have some sort of divider, molding or something there? In the total that you show of the new store you have two rungs of course brick that gives it a little definition. You have the color changes there, but it's kind of flat. They are earth tones, which is what the Board is looking for.

Mr. May stated that that particular was painted red and white. They had to remove the brick underneath.

Mr. Hart would like to commend them on upgrading the McDonald's. He noticed the roof on the McDonald's in Waldorf.

Mr. Berres wanted to know if the Patio would be done in stone.

Mr. May stated that it would be cultured stone.

Mr. Berres wanted to know what the plans were for the playground. Were they going to donate it, recycle it or put it somewhere?

Mr. May could not answer that question. Stated he would have to get back to the board on that.

Mr. Berres suggested that the Patio stone match the color on the exterior painting of the building.

Mrs. Baierline asked if there was any way to get a sample of that stone?

Mr. Berres asked how long were they expected close?

Mr. May stated that they would do one of two things, either close at night and be open during the day, or close for 2 - 3 weeks in order to get the work done.

Mrs. Baierline is concerned more with the colors in the paint and the stone.

Mrs. Maguire suggested that he comes back with some other color ideas, a sample of the stone, and pictures of the lights.

Johel Building, 6 St. Mary's Avenue

The applicant is requesting approval of the attached revisions. The façade for "Custom Kitchens" has been revised to provide for a double door entrance. The awning has been widened to match the width of the glass door area.

There are no proposed revisions to the approved site plan. This project was approved by DRB on June 15, 2005.

The building permit for this project was issued on November 15, 2005.

Todd Ray, Studio 21 Architects.

Mr. Turgeon stated that it looks very nice and that it breaks up the monotony.

Mr. Turgeon made a motion to approve the revisions as presented. Mr. Goldsmith seconded the motion. Motion carried and approved by all on the Board.

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.

The development proposal for this 3.55 acre site is 48 apartment units, housed within two buildings. The site is located between Sacred Heart Church and the Arehart-Echols Funeral Home.

The property is zoned CBT, and per section 191-23.1A (1) of the Town Code, multi-family housing is a principal permitted use. Proposed building height is 38 feet; the allowable height maximum is 50 feet.

Per section 191-23.1F of the Code, off-street parking for the apartments is generated at 2 spaces/unit, with 96 spaces to be required. For the +/- 2000 square feet florist shop use, parking is generated at 1 space per 300 square feet floor space, with 7 spaces to be required. Of the 103 required spaces, 5 must be HC accessible, one of which must be van-accessible. These have been provided.

Connections have been shown between the parking lots for the adjacent funeral home site and this development, and it is clear that addressing the need for overflow parking for the existing funeral home use is part of the proposed design. Off-street parking for the funeral home requires 60 parking spaces. The existing parking area contains 90 spaces. An additional 60 spaces above the Code requirements for the apartments and florist shop are proposed on the attached site plan. Reducing the auxiliary lot to 40-45 spaces may result in a more appealing product, and may improve its navigability and its appearance by adding or extending some landscape islands. It may also make retention of the existing oaks in front of the florist shop more achievable. A sketch implementing some possible changes to the lay-out has been attached to your packets.

Copies of the site plan have been submitted to the LPVFD and the LPPD for review and comment.

Forest conservation for the site is to be provided all on-site, through the planting of the street and lawn trees whose canopy cover exceeds the 1.46 acres of the reforestation required. The landscape plan, as show on the site plan, has been submitted to the Beautification Commission for review and comment.

A detail of the site lighting fixture is on the plans, and seems to emulate the "acorn" type lamp used at Town Hall. Height is not labeled on the plans, but the applicant has advised that they will be installed at 12 feet.

The location of the dumpster enclosure has been shown, but a detail of its construction needs to be provided.

The Planning Commission reviews the site plan at their monthly meeting on December 6, 2005. The project will go back to the Commission after receiving approval from the DRB.

Mr. Jonathan Kuhn, Dickerson Construction, 606 Charles Street, La Plata, MD was in attendance for this meeting.

Mrs. Maguire asked Cathy Flerlage if she had Chief Shahan's comments.

Mrs. Flerlage stated that Chief Shahan indicated to her that he had concerns about the location of hydrants, parking lot dead ends, the design of the landscape islands, questions on landscaping particularly shrubbery in and around the building, the adjacent Sleep Inn Site pertaining to burglary and thefts, lighting, the photometric plan from the police, how the mail will be accessed.

Mrs. Maguire asked if there were any plans from the engineer?

Mrs. Flerlage stated that there was none.

Mr. Turgeon wanted to know if the Church had been informed of this project.

Mr. Dave Echols stated that Father Carl has been spoken to and are aware of the project.

Mr. Goldsmith thought that the Jack Arches was a big improvement and had no problems or concerns.

Mr. Hart had no comments.

Councilwoman Paddy Mudd wanted to know about the Oak Trees that were there on the property. She also wanted to find out if there was talk to Gore Bolton regarding "under grounding utilities" on St. Mary's Avenue.

Mr. Echols stated that it is under consideration.

Mrs. Baierline stated that there need to be more shutters along the back of the building. Continue the same thing on the front at the second entrance just like the first entrance. She stated she likes the gray instead of the beige. Wanted to know the shutter colors? The roof line in the back of the building looks good. Something

needs to be done about it to make it look more presentable; something to break up the brick - accent bad with a roll off.

Mr. Berres wanted to know what the color was for the siding. It looked green, but the color is Beige and it will be Hardy Plank siding.

Mrs. Maguire had concerns about the site with regard to the dumpster. The initial plan showed only one when there should be two. It should reflect that on the new site plan.

Mr. Kuhn state that he will make note of that change.

Mr. Berres wanted to know how many bedrooms will be in the individual units because he was concerned about the parking as well as deliveries, etc.

Mr. Kuhn stated that there will be 1, 2 and studios available.

The Board recommended that they come back again with changes of showing location of site furnishings; location of two (2) dumpsters, location of trees and which ones will be saved, articulation of traffic and parking, the back of the building needs a little more articulation, and the water line by the secondary door. They need to know more about the mailboxes, will they be using stamped concrete or striping.

Meeting was adjourned at 10:28 a.m.