

Design Review Board  
Town Hall, La Plata, Maryland  
Regular Meeting  
September 2, 2009, 9:00 AM

Present: Chairman Robert C. Turgeon; Councilman Joseph W. Norris; Joann M. Baierlein; Judy Hamilton; David P. Gallagher; – Board members ;

Town Staff: Daniel J. Mears, Town Manager; David M. Jenkins, Director of Municipal Development; Cathy Flerlage, Director of Planning & Zoning; Danielle Mandley, Town Clerk

Minutes:

Chairman Turgeon called the meeting to order at 9:02 AM and led the Board and all attendees in reciting the Pledge of Allegiance.

Approval of August 18 minutes

Councilman Norris moved to approve the minutes of the August 18 meeting. Mr. Gallagher seconded the motion and it passed by unanimous vote.

Conceptual Site Plan & Building Design of Cannery Road, LLC property – North Oak Avenue.

Presenters:

Mike Pellegrino, PAS, 616 Charles Street, La Plata  
Randy Crowder, Civil Engineer, 202 Oak Avenue, La Plata

Ms. Flerlage spoke referencing the staff report dated September 2, 2009 (attachment 1), the site plan and booklet submitted for consideration, describing the nature of the project to be presented. The Planning Commission Meeting Minutes dated April 6, 2004, were discussed pertaining to the courtesy review of Mr. Pellegrino's proposed office building plans.

Excerpt from the Planning Commission Meeting minutes dated April 6, 2004:

*Courtesy review - New office building/Mike Pellegrino*

*Mr. Miller explained that Mike Pellegrino proposes to build a new office building for his PAS Architecture business on land behind the Port Tobacco Players Theatre building. It would require a cross parking agreement, subject to review by the Town Attorney.*

*Mike Pellegrino, PAS, Randy Crowder, civil engineer and land surveyor, and Richard Reckeweg, representative of Port Tobacco Players Theatre, were present to discuss the proposed office building plans. The proposed office building would have a residence on the upper floor and would be built on a 5,000 sq. ft. parcel behind the Port Tobacco Players Theatre. The*

*building would be shaped to fit the lot and would not block drivers' view past the building when stopped at North Oak and Kent Avenues. It was noted that a sidewalk should be provided from the redeveloping Port Tobacco Players Theatre property and proposed office building, to link with the sidewalk on Kent Avenue.*

Mr. Pellegrino and Mr. Crowder presented the plan to build the 2 story office building with a second floor residential unit. The said plan will include the following aspects and features;

- Mr. Pellegrino is working toward LEED Certification on the proposed project.
- A shared parking agreement will be done between the Port Tobacco Players and the Cannery road, LLC property, and be constructed out of pervious pavers.
- The stairway tower structure will be built from the outset of the project to provide access to the 2<sup>nd</sup> floor apartment and to act as a furnace to vent heat from the entire building.
- A green roof will be over the single story portion of the building with access from the 2<sup>nd</sup> floor apartment.
- The mechanical units will be in the attic space.
- An agreement to share a dumpster between the Port Tobacco Players and the Cannery road, LLC property would be implemented, and a new enclosure built.
- Vegetative swales to surround the site.
- Site to have 50% impervious surface.
- A storm water collection unit will be in the basement to collect roof runoff.
- The plan is to keep existing plant material which includes; native red cedars, a native mulberry tree and a polonia tree.
- Site to be ADA compliant.
- Cannery Road, LLC would be willing to provide stripping at the intersection of Kent and Oak Avenues to address traffic flow concerns.

#### Proposed Materials

- Metal solar wall panels with an insulation value of R-35, in 2 colors to match the adjacent Theater.
- Foundation masonry in light gray and dark gray stone (samples provided).
- The 2<sup>nd</sup> story roof to be anodized aluminum.
- Windows made of blue tinted glass, framed in anodized aluminum, with door frames of the same material.

#### Board recommendations and concerns:

- Current dumpster enclosure blocks the view of traffic when exiting onto Kent Avenue.
- The tower appears too high for the location on the site.

- The building should be designed with materials and architectural aspects to match surrounding buildings.

DRB consensus: Following discussion, the DRB agreed to review the Site Plan & Building Design of Cannery Road, LLC property – North Oak Avenue again, after it has gained final approval of the Planning Commission.

Approval the Site Plan for building façade enhancements of Outsource IT – 6810 Crain Highway

Presenters:

Dennis Anderson, with Dennis Anderson Construction Corporation, 8 Irongate Drive, P.O. Box 935, Waldorf, Md. 20604

Jerry Jochum, with J.F. Jochum Architects, LLC, 10226 Governor Lane Blvd., Suite 402, Williamsport, Md. 21795

Ms. Flerlage spoke regarding the staff report dated September 2, 2009 (Attachment 2), referencing the Outsource IT, 6810 Crain Highway project.

Mr. Anderson and Mr. Jochum presented architectural drawings of the proposed project and answered questions from the Board regarding colors, expansion capabilities and the shed that is visible from the parking lot.

- The building will house 18 to 20 employees with potential expansion room for 40 employees.
- The colors of the Gable additions will match the colors of the current stone façade.
- An existing shed that is visible from the parking area will be removed as will gas tanks and other equipment that is not necessary to the business.

Mr. Gallagher moved to approve Site Plan for building façade enhancements of Outsource IT – 6810 Crain Highway. Ms. Baierlein seconded the motion and it passed by unanimous vote.

Other Business

Discussions of proposed changes to the Sign Ordinance

Ms. Flerlage described the “Proposed Changes to the TOLP Sign Ordinance” (Attachment 3).

Mr. Mears briefly discussed some possible changes of 191-69E, to include:

- Expand language to include requirements for mounting and durable material for banners.
- Sandwich Boards could have a maximum letter size of 2” to be used only for pedestrian level applications.

DRB consensus: Following discussion, the DRB agreed to the following provisions and to continue discussions:

- Permit required for all temporary signage, including banners and sandwich boards.
- No off site signage.
- Change the length of time, 60 days as requested by the LPBA is too long and the current 21 day period is too short. Recommendation to Council to consider a possible 30 day display period.
- One temporary sign at a time, either a banner or sandwich board.
- Definition needed for the site, distance from business and the letter size for sandwich boards.
- Recommendation to the Council of the Town of La Plata (formal recommendation to be determined after further discussion):
  - Reinstated fee, with a recommendation to the Council to review the fee amount.
  - Change the length of time, 60 days as requested by the LPBA is too long and the current 21 day period is too short. Recommendation to Council to consider a possible 30 day display period.

There being no further discussion, Ms. Baierlein moved to adjourn at 11:40 AM. Ms. Hamilton seconded the motion and it carried.

Submitted by:

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Danielle Mandley, Town Clerk