

Design Review Board
Town Hall, La Plata, Maryland
Meeting
December 15, 2010, 9:00 AM

Present: Chairman Robert Turgeon; Councilman Joe Norris; Joann Baierlein; Steve Urso; David P. Gallagher; Jeannine James; Hank Payton – Board members (Due to the absence of Judy Hamilton, Mr. Payton had full voting rights.)

Town Staff: David M. Jenkins, Director of Municipal Development; Danielle Mandley, Town Clerk; Cathy Flerlage, Director of Planning & Zoning; Joy Mandley, Planning and Zoning Assistant.

Guests: See Roster

Minutes:

Chairman Turgeon called the meeting to order at 9:04 AM and led the Board and all attendees in reciting the Pledge of Allegiance.

Approval of November 17, 2010 minutes

Ms. James moved to approve the minutes of the November 17, 2010 meeting. Ms. Baierlein seconded the motion and it passed by unanimous vote.

Matters of Discussion and Review

- Old Towne Center – 403 Charles Street: Island Music (added to agenda per staff request)
[Discussion and approval of a proposed change to the building façade.]

Ms. Flerlage summarized the staff report, which was included in the meeting packets, outlining the proposed change to the building façade, signage location and the installation of a guitar sculpture.

Presenters:

Keith and Nicky Grasso, 403 Charles Street, owners of Island Music, explained the application for the installation of a guitar sculpture, and relocation of existing signage.

Design Review Board Consensus: Following discussion the Board agreed to consider approval of the proposed change to the building façade pending the submittal of additional information to include:

- Color rendering, reflecting the Boards preference for a subdued red color that blends with the brick façade of the building

- Proposed material samples
- Rendering providing several size options demonstrating the Board's preference for a smaller sculpture
- Rendering demonstrating the depth of the 3-D sculpture
- Specific lighting plan with examples of the proposed lighting fixtures

Additional Board Consensus: Following the other agenda items the Board continued discussion pertaining to the treatment of this and similar projects as either signage to be included in the businesses allowable signage or as a façade enhancement. The Board agreed to treat this as art, therefore it will be considered for approval, upon the submittal of the requested additional information, as a façade enhancement.

- Benfield LLC Office Building – 107 Howard Street

Presenters:

Spence Bowling, with Dickerson Construction presented the conceptual site plan, color renderings and material samples of the proposed building.

Ms. Flerlage summarized the staff report dated December 15, 2010, which was included in the meeting packets.

Design Review Board Consensus: Following discussion the Board agreed to schedule consideration of approval pending the submittal of the following:

- Photometric plan, demonstrating the lighting impact on adjacent buildings
 - Specific information on the proposed lighting fixtures
 - Landscape plan
 - Conceptual site plan reflecting the addition of a crosswalk from the Rescue Squad to the site, and the addition of a small trash enclosure
 - An approved shared parking agreement with the Rescue Squad (pending approval by the Town Attorney, and to be recorded in Land Records upon project approval)
 - A conceptual “street view” example demonstrating the proposed building in relation to the adjacent properties
- Commercial Highway Design Guidelines
[Discussion postponed until the January 5, 2011 meeting.]

Other Business

- Planning and Zoning Project Updates – Cathy Flerlage [*Not discussed*]
- The Place Making Dividend Reading

The Board briefly discussed the article “The Place Making Dividend”, which was included in the meeting packets.

- Rita’s proposed signage
[Discussion added to agenda by staff request]

Ms. Flerlage presented the Board with a printed example of the proposed signage to replace Rita’s existing signage.

Design Review Board Consensus: Following discussion the Board agreed that the additional colors in the proposed signage were not substantive, therefore the sign permit could be processed as part of the master sign plan.

There being no further discussion, the meeting adjourned by unanimous consent.

Submitted by:

Danielle Mandley
Town Clerk