

**Design Review Board
Minutes of Meeting
April 20, 2005**

Present: Cheryl McGuire, Jim Goldsmith, Tim Berres, Tim Hart,
Bob Turgeon, Ron Litten
Absent: David Jenkins
Town Staff: Carol Rollins and Gayle Curry

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

T.R. Farrall House, 404 Charles Street & 5 Maple Avenue

The Master Sign plan has been revised to include paint colors and numbers for the detached signage as requested.

Chairman McGuire stated that all the board needed was the number for the color for the blue and that was all they needed.

Mr. Rick Baldus stated that it didn't have an actual number, but it is listed as a slate blue.

Cheryl McGuire made a motion to approve it as presented to the board today with the only change being the color.

Mr. Berres seconded the motion. All members were in favor, motion approved.

Nature's Healing Traditions, 5 Maple Avenue

The master sign plan for the T.R. Farrall building must be adopted prior to approval of this signage.

The applicant is requesting a 7.25 sq. ft. panel on the building's detached sign. No wall signage is requested at this time. The signage is code compliant.

Cheryl McGuire asked if there was a motion to approve Nature's Healing, Mr. Turgeon made the motion. Ron Litten seconded the motion, the motion carried, and was approved.

Baldus Centre, 101 Charles Street

The applicant is requesting approval of a master sign plan, which includes a detached sign and a building sign reading "Baldus Centre" on two facades. Please see the separate application for Maryland Bank and Trust Company's attached sign. The proposed detached sign is 15 ft. in height, and 96 sq. ft. The maximum allowed on this site is 20 ft. height/100 sq. ft. The applicant has added color name and number detail to detached property signage portion of the master sign plan. The two existing detached signs must be removed prior to issuance of a sign permit for this property.

Mr. Litten asked if the Master Sign Plan was Code Compliant? Staff person Ms. Rollins informed him that it was.

Mr. Litten asked if under number 4 of the Master Sign Plan, if the sentence stating that "the building identification sign is to serve the public as a means of way finding" be stricken.

Mr. Turgeon wants to take a look at the sign from Charles Street - and also would like to see the sign white like the trim on the building instead of black.

Mr. Litten suggested striking the dimensions in item #2 - Detached Property Signage. Staff person, Ms. Rollins suggested striking the entire paragraph, #2 from the Master Sign Plan and proceed with approval of the Master Sign Plan - Baldus Centre.

Chairman McGuire made a motion to make the two changes to the Master sign plan and Tim Berres seconded the motion to make the changes and approve the Master Sign plan. Ron Litten abstained from the motion and the motion was approved.

Maryland Bank & Trust Company, N.A., 101 Charles Street

The master sign plan for the Baldus Centre need to be adopted prior to the approval of this signage. The applicant is requesting a 54 sq. ft. canopy sign and a 20 sq. ft. panel on the detached sign.

Staff incorrectly advised you on April 6th that the signage is code compliant. Per the Town Code, the canopy cannot exceed 10% of the canopy face. The sign manufacturer and the tenant have been asked to present another option at the meeting.

Board agreed to put this on hold until they come back with appropriate information that is code compliant for the master sign plan.

South Centennial Building 2, 103 Centennial Street

The Design Review Board has approved Building 2. The Master Sign Plan appears to contain all the required elements.

Mr. Turgeon requested that on the master sign plan under Sign #2 strike “right” from the plan. Under item #4, make minor grammatical changes to sentence half way down the middle of the paragraph. Mr. Turgeon pointed out more grammatical changes that should be made to the Master Sign Plan. Ms. Rollins stated that roman number 4 should say “see drawing 5”, #5, should say “see drawing 6”, #6, should say “see drawing 7”.

Mr. Litten made a motion to approve the Master Sign plan with the modifications recommended. Mr. Berres and Mr. Turgeon seconded the motion. The motion was carried, and approved by the entire Board.

Johel Partnership, 6 St. Mary’s Avenue

The applicant has provided a site plan, building elevations and a written response to the Community Design Guidelines for your review and comment.

The site plan will need to be revised to show two loading spaces at the rear of the building.

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The landscape plans has been forwarded to the Beautification Commission Chairman for review and comment.

The Planning and Zoning department has issues that need to be addressed, pertaining to the rear parking.

Cheryl McGuire wanted to the know how the building was going to blend in with the walking downtown with the chain link fence around it.

There will be no chain link fences on the Johel Property.

The board also recommended that there be curb and gutter for the proposed site.

Mr. Litten recommended that the North and South elevations be provided at the next meeting.

The board recommended screening for the utility area, irrigation system for the greenery, brick barrier for the restaurant area, surface articulation, rear elevation - equipment shown on plans, whether it's hidden or not. Roof line - does it go in line with anything else in La Plata.

Ms. McGuire suggested that the signage that goes in there they need to think about.

The board recommended approval for "Concept Only". They asked that they get back to them with more information.

Wilhelm Building, 807 E. Charles Street

The applicant has provided a site plan and building elevations for your review and comment. The landscape plan will be forwarded to the Beautification Commission for review and comment at a later date.

The board recommended lower roof heights, screening around dumpsters.

Mr. Turgeon questioned if this is the kind of building for La Plata and does it blend in with the surrounding buildings. He also emphasized about the transitions

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according to the Central Business Guidelines. He feels that it doesn't even come close to the Guidelines.

Mrs. McGuire suggested that the big trees will have to come down.

Mr. Turgeon asked about the handicapped parking space, if it was sufficient enough for the building.

Mr. Litten suggested that a contemporary building at this particular site if they were to come back with a 2 story building site plan, the board might be interested in taking a look at that. The board suggested that they come up with another site plan design and get the revisions to Ms. Rollins as soon as possible.

Meeting adjourned at 11:00 a.m.