

**Design Review Board  
Minutes of Meeting  
August 17, 2005**

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

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

**Rock Church**

The applicant is requesting approval of a 20 square foot sign to be centered over the left front window of the building. Previous request for an illuminated “box sign” has been withdrawn.

The building frontage is 54 linear feet. The maximum size allowed for attached signage in C-B is 50 square feet.

Sign-A-Rama will be providing color samples at the meeting. The attached color renderings are not true color. The sign is designed so the background of the sign will match the shutter color, and the lettering will match the siding color.

No master sign plan is required for this one tenant building. The signage has landlord approval. The signage is code compliant.

Craig of Sign-A-Rama was in attendance for this meeting, he also brought with him the accurate color samples. The Background color is #466 (which is the darker color) and color #1205 - is the Lettering color (which is the lighter color).

Staff report was read by Ms. Carol Rollins.

Ms. McGuire asked why the sign is not centered over the door. Craig stated it was strictly a visibility issue.

Ms. McGuire wanted to know if there was a porch light on the porch? It was stated that they have no picture to that effect.

Mr. Litten made a motion that the sign be approved as presented with the exception that the sign be located and centered underneath the porch roof on the wall over the door.

Mr. Goldsmith seconded the motion. All were in favor. Sign permit approved.

### **La Plata Shopping Center - NO SHOW**

The applicant is requesting approval of the attached master sign plan. This shopping center does not have a MSP in place at this time.

The master sign plan must be approved by the Design Review Board before the incoming tenants can obtain approval of their signage. (La Tolteca and Outback)

The proposed master sign plan appears to contain all of the elements required by the Town Code. (font, color, etc.)

### **Edelen Station - Maple Avenue**

Revised plans reflect the comments in regards to parking as given in staff's concept review. As shown, 247 parking spaces (9' x 18') have been provided - 245 are required. 7 handicapped accessible spaces are required - 10 have been provided. One of the HC spaces must be van-accessible, however, and the loss of one parking space to accommodate the 8' unloading zone for the van space seems inevitable. The applicant needs to show the required striping for the passenger and van spaces in the submittal for grading permit.

Perimeter lighting has been provided, mostly in the form of bollards. This type of lighting will work well to provide safety and security, while not impacting neighboring residences.

The community signage is Code compliant as presented, and will be permitted separately as construction proceeds.

The proposed connection to the Town Hall sidewalk has been shown.

Mr. Litten recused himself from the proceedings.

Mrs. McGuire asked Mrs. Winkler, Chairman of the Beautification Commission, if she had gotten with them regarding landscape issues. Mrs. Winkler stated that she has spoken with the Landscape Architect. Everything was good and that she needed a revised landscape plan from them.

Mrs. McGuire asked Staff Carol Rollins was everything Code Compliant and Ms. Rollins stated that it was.

Mrs. McGuire asked the question regarding the Monument signs. She stated that the Board received a letter from Mr. Sites that his wishes were for all the signs to be the same for all his project. It was stated that this is not the same sign from Hawthorne Greene.

It was stated that they would have to get with Mr. Sites on that. They were not aware of that.

Mrs. McGuire stated that they would like a letter in writing to confirm that he wants all of his projects to be the same.

Mr. Turgeon questioned the signage detail and the Town reports say that there is a single entry walk way sign, he could not find it on the plans. It looks like its curved, is that right? Its' only one, the one on left side and the other one is blank. He also wanted to know does the brick match the building?

It was answered, "yes".

Mr. Goldsmith made a motion to approved the plan as presented.

Mr. Turgeon seconded the motion.

Motion carried, plans were approved.

### **La Plata Plaza, Route 301 and Shining Willow Way**

The numbers shown for retail square footage still don't add up. Not of huge significance, but as shown the total should be 201,595.

The required number of van accessible HC spaces is 3, not 2. Still don't support the design for the HC spaces. A central pathway running between and in front of the HC spaces would allow users to utilize the striped unloading zone while staying out of the drive aisle with their wheelchairs. Reconsider this lay-out.

Have found the notes regarding the interior lot landscaping on page seven. Hard to see how adding two 10' X 20' islands enabled you to pick up 1500-2000 sq. ft. of needed green space. Re-check and respond.

Still have not corrected errors in the existing zoning shown on some of the adjacent properties.

No corrected dimension is shown from the back of the Target building to the eastern property line, as requested.

No dimension is shown on the entry to the CVS parking lot, as requested.

Mr. Goldsmith has recused himself from the proceedings.

Mrs. McGuire wanted the Board to know that the letter presented by Mr. Bartolomeo does not coincide with what the record shows.

Mrs. Rollins read the Staff Report.

Mr. Litten wanted a point of clarification on the bollards.

Mrs. McGuire noted that the Master Sign plan does not address the "Stop" signs.

Mr. Turgeon likes the appearance of the Logo and the Wording for Target Corporation. Does not know which way to go on the additional footage for the Signage.

Mrs. McGuire stated for Target to bring the Board their Federally Registered Trademark stating it has to be the size that they are requesting and they would have to reconsider the size.

No approval was made on the signage.

### **Architectural Elevations with Design**

Target stated that the CVS connection will be taken off Target Site Plan.

Some suggestions were made to:

- To set top of roof parapet to be 2610 to match the height of the Safeway.
- To 'round' the columns.
- 'Best view roof line' needs to be met
- 'Glass box' entrance needs to be 'beefed' up.
- Need to address the piece that connects the two buildings.

Mr. Litten likes the display windows and recommends to either keep them or will recommend that they do something else there. He also suggested to move the last door on the Southwest view of the building around to the South elevation - take it off the front.

Mrs. Winkler of Beautification suggested putting a 'bench' or something there.

Mrs. McGuire asked the Planning and Zoning Director if they were satisfied with Site Plan as it was presented.

Mr. Bartolomeo presented for the record a rendering drawing of the height elevation of the office space between the Safeway and the Target Corporation.

The Board made no motion to approve anything: Site Plan, Building Elevation and Signage for the Target Corporation. They are to come back with the Federally Registered Trademark paperwork that states that their logo has to be a certain size. Target is to submit plans for the space between the Safeway and Target at the next meeting. It was recommended that they remove the CVS connect off the site plan.

### **Target, 60 Shining Willow Way**

All requested corrections to the General Notes have been made. The single remaining access from the CVS parking to the Target parking lot has been dimensioned and shown at the full 24' width required.

Zoning shown on the adjacent properties has been corrected. A sidewalk plan has been provided to detail how landscaping, site furnishings and the pergolas work to create a pedestrian-scaled space at the entry. The site plan has been modified to reflect the elevation views of the building, so that the two views match.

Interior parking lot landscaping has been detailed in a tabature on Sheet 7. The addition of extra plant material and increasing the use of evergreens has been implemented along the Route 301 property line, in response to a need for more "green" screening of the Target parking field from the highway corridor. A new, large island has been added to the Target parking field, opposite the curb cut from the shopping center entry drive coming from Route 301. This should preclude any conflicts (accidents) between folks backing out of spaces, and those entering the Target site from the highway.

The building architecture has been modified to incorporate the Board's comments regarding the entry space, and the need to increase visual ties to the existing Safeway architecture (cornice, scoring, color notes).

The revised landscape plan has been furnished to the Beautification Commission and is under review.

A revised Master Sign Plan will be presented for approval by Phillips-Edison, to modify the existing MSP to provide 67% logo square footage, for the Target store only.

**PLEASE SEE COMMENTS ABOVE FROM THE LA PLATA PLAZA MASTER SIGN PLAN AND ARCHITECTURAL BUILDING ELEVATIONS.**

### **La Plata Plaza North, Route 301 & Shining Willow Way**

The 6.42 acre site is to be developed as a 25,600 square foot multi-tenant retail building, and two single -use out lot parcels.

All parking (standard and accessible) requirements and interior landscaping standards have been met.

Site lighting will consist of parking lot standards fitted with a fixture similar (see sheet 5) to that used at the "south" Plaza. These lights will be held to a maximum of 25' in height.

See staff review comments and the point-by-point response from Bohler Engineering submitted 8/5/2005.

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

As per the 13 items that were attached for Boards review, Mrs. McGuire asked the Planning & Zoning Director if the items had been addressed. Ms. Flerlage stated that all 13 items were taken care of.

Mr. Hart was not present at the meeting but left his comments for Staff, Carol Rollins to let everyone know. He wanted to know about the Pad sites out front in the common area. Will there be burm out front? A landscaping island in the middle of the parking lot.

Mr. Litten suggested for the loading spaces closest to Shining Willow recommends some type of landscaping to soften the building. Create down the middle of the parking lot - some type of widening of the island to match the width of the building.

There was no approval at this time on this site. It was recommended that they come back with revisions for next meeting between road and sidewalk, height of burm to be at least 3 ft.

Meeting was adjourned at 12:15 p.m.