

**Design Review Board
Minutes of Meeting
July 6, 2005**

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

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

Gustavo's, 6810 Crain Highway

The applicant is proposing to reface the existing 109.25 square feet detached sign, and is proposing to paint the frame of the sign black.

Per Town Code Section 191-67, the non-conforming sign may be altered by the existing tenant because it legally existed prior to November 15, 2003 (adoption of new sign regulations).

Mr. Turgeon stated that it looked like to him that they were going from a very easy to read sign to a very hard sign to read.

Mr. Berres asked if the post itself was going to black as well. Were there going to be any ground up lights on the post.

Mr. Goldsmith made a motion to approve the signage as submitted.

Mr. Berres seconded the motion. Signage was approved.

P.A. Hotchkiss & Associates, 206 Washington Avenue

The applicant is requesting a 24 square feet detached sign, 7 feet in height. The maximum sign area allowed is 30 square feet, 12 ft. in height. No attached signage is being proposed at this time. The signage is code compliant.

Craig Dickerson with Sign-a-Rama was present at the meeting.

Mr. Turgeon questioned the lettering of the post, wanted to know if it was black or white. Mr. Dickerson informed them that it was WHITE.

Mr. Litten stated that it shows Finials on the post and wanted it stated for the record that there should be finials since it shows it in the diagram.

Ms. McGuire was concerned about the size of the signage. It is supposed to be designed and scaled to the building.

Mr. Litten made a motion that the sign be approved as submitted and the post be no higher than 6 ft. above ground and that the Finials will be incorporated as project design.

Mr. Goldsmith seconded the motion. All was in favor and the signage was approved.

La Plata Shopping Center, Routes 301 & 6

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.)

ReMax Colonial Homes Sign, 500 Charles Street

The proposed attached signage is 18 square feet and will be utilizing an existing blank sign on the building. The existing attached sign (30 sq. ft.) will remain on the building. Fifty (50 sq. ft.) is the maximum attached signage allowed in the Central Business District; therefore, the signage is code compliant.

There were no questions/comments.

Mr. Goldsmith made a motion to approve the proposal as submitted. Motion carried and the entire Board approved signage.

Meineke Car Care Center, 6530 Crain Highway

The applicant is requesting approval of a storage shed (32 ft. by 14 ft.) to be placed on the eastern side of the property. The applicant is requesting approval to reface the existing detached sign; however 72 square feet is not code compliant. The applicant will need to present another alternative that does not exceed the maximum of 70 square feet allowed in the Commercial Highway District.

Ms. McGuire stated that pole signs are prohibited.

Mr. Litten recused himself from the proceedings.

Mr. Steve Spitz was in attendance for this meeting.

It was stated that Mr. Spitz should come back with color samples and to be sure that siding matches building color of roof. The Board was not concerned with location and size. He needs to come up with a different scheme for the sign. Work with Carol Rollins on changing the sign. On the canopy, there is to be NO wording on it.

The Board recommended that he come back in a couple of weeks with changes for approval.

No decision was made on the signage/shed for Meineke.

Wilhelm Building, Charles & Somerset Streets

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

Jonathan Coon and Spence Bowling of Dickerson Construction were present for this meeting.

Mrs. Winkler, Chairman of the Beautification Commission was asked if there were any questions/comments on this project. She stated that she had none at this time.

Mr. Goldsmith stated that the building was too close to the street. Mr. Litten suggested dropping two stories off the top of the building and the curtain walls would have to go.

Mr. Goldsmith asked how does the roof line fit in with the surrounding buildings on that street and in the surrounding area.

Mr. Turgeon stated that there should be a gradual transition between a business and residential section. The building does not meet the guidelines.

Mr. Goldsmith asked if there was a reason why the building was put to the left of the lot.

Mr. Berres was interested in what type of screening will be provided to the residential area on the top two floors as well as around the building itself.

Dr. Wilhelm stated that there will be no screens at the windows. There have never been screens at the windows since the present building has been there. They have their windows open often during the summer months and there has been no "bug" problem.

Mr. Goldsmith stated that the building does not match the surrounding area.

Mr. Litten stated that he would hate to see parking in front of the building so if they could move the building back some. Has no problem with the building being where it is, would like a 3 story building. His suggestion would be to take the two stories off the top of the building and would there by reduce your parking requirements and have a full bottom floor. The net reduction of occupied space would be on floor.

No decision was made. They will be back before the board again.

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. Seven (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.

It was stated that this would be a very nice addition to the Town of La Plata. The Board requested that they come back with the Master Sign Plan. The Board as well as Town staff needs to see the retaining wall so that they can review. The need to get with Mrs. Winkler of the Beautification Commission to discuss landscaping issues.

Mrs. McGuire made the motion to approve the site plan and architecture as presented. Mr. Goldsmith seconded the motion. Motion approved.

Meeting was adjourned at 11:30 a.m.