

**Design Review Board
Minutes of Meeting
April 6, 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.

Willow Medical, 602 Charles Street - Design Approval

Carol Rollins reported that the applicant is requesting two signs, one (16 sq. ft) on the east building elevation, and one detached (9 sq. ft.) sign. The signage is code compliant.

Mr. Hart wanted to know the type of material the sign will be made of. Mr. Price had samples to offer along with color numbers.

Mr. Price offered the color number of A6693, which is a dark green for the border. Mr. Litten suggested making the border the same as the edging, dark green, instead of the white which Mr. Price noted it would be.

Mr. Turgeon was concerned about putting a 3 foot square sign hanging on a 4 by 4 sign post would quickly lead to the sign falling down. Mr. Turgeon assumed it was going to be a 4 by 4 post, but Mr. Price noted that it would be a 6 by 6 post and the brackets that hold the sign is going to be black wrought iron and that he would have limited space for the sign.

Mr. Hart suggested that he could go to a little bit smaller post, like a 4 by 4 and used the etched polyurethane and give it a more colonial look.

Mr. Litten requested that Mr. Price put a nice little finial on top the post.

Mr. Litten moved that building sign be approved with the notation that the edging shall be painted the green with the trim around the perimeter. Mr. Hart seconded, all were in favor

Mr. Litten moved that the detached sign be approved with the notation that the trim also be green to match the trim, the post be topped with finial and the sign be mounted on 6 by 6 post, seconded by Mr. Hart. Mr. Litten recommended an

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amendment for the post to be a minimum of 5 ft. from the road and 1 ft. away from the edge of the roof. Mr. Goldsmith seconded the motion, amendment was carried. Mr. Litten moved the amendment that the bracket be wrought iron, it was seconded by Mr. Hart, motion carried.

Buyers Title & Jadsco Master Sign Plan, Crain Highway

Angela Kabala, Andrea Sanford, and Terry ??? presented to the Board an amended copy of the approved Master Sign Plan with the Red and Green colors on the Rita's sign and black color below for the remainder of the sign, to show that the bottom of the sign to have the 2755 Blue with Purple color as the signature color which the owner wants to use along with the Romana Font for the signage.

Mr. Litten asked if they are proposing to change the entire Master Sign Plan or just the sign? Ms. Rollins said that it is a concept to amend the Master Sign Plan.

Mr. Litten suggested that he had no problem with the Font, so much as he does the color since they are only allowed three colors in the basic guidelines. Mr. Turgeon added to that that the guidelines state these types of signs should be limited to three types of color, and it's not consistent with the basic guidelines for signs in Commercial Highway.

Ms. Sanford asked that since this is her logo color, can they leave the type face and change the text to black? The board was more in favor of that.

Ms. McGuire asked how big are each of the panels? Ms. Sanford answered with saying that the bottom is 43 in. tall 60 in. wide. It was built as one large sign. The dividing lines will be put in between "Buyer's Title and the other tenant. The dividing line should be green as well as the existing dividing line and green trim.

If the Board agrees to make the amendments to the Master Sign plan they will bring it back to the next Work Session.

The Board agrees to have no approvals today on the signage for Rita's Ice, but they gave a favorable reading on the Font that was chosen.

Target at La Plata Plaza, 60 Shining Willow Way

Mr. Goldsmith recused himself from the hearing.

Mrs. McGuire explained that the Board is only dealing with the Site at this meeting.

Kathryn Hansen presented several Scenarios of the site plan for the Target Corporation. She was asked if they could do a truck dock on the left side of the property.

The first scenario is the current design with a right hand side dock. This option infringes upon residential property and would have to be rezoned and that would be very difficult. Ms. Hansen states that this would no longer be an option.

Scenario two, adjusted site plan, with right hand side dock. This skinnies up the entrance to the truck dock which would be very helpful. It moves it further away from the property. This option would be the best option.

Scenario 3 and 4 side stock prototype w/right hand side entry/left side truck dock, or left entry/left side truck dock.

Ms. Hansen stated that they may not move forward in this Town unless the truck dock is on the left hand side of the property. Target trucks would interfere with the Safeway trucks and their movement which is not considered appropriate from a truck dock operation but would work from a store operations perspective.

Scenario 4 has the truck dock on the left hand side. It pushes the entire footprint into the parking field. From a traffic and pedestrian awareness, safety issue this would be a major flaw. Traffic movement making it push right into the pedestrian crosswalk.

Ms. Hansen would like for DRB Board to consider Scenario 2.

Mr. Hart suggested that if they had some type of burm along 301 so that you don't see the cars parked in the lot. Wanted to know if it had a campus type of field? Mr. Hart also wanted to know, why Target does not like or want multiple entrances and distribute the parking.

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Ms. McGuire asked the Board if anyone was in favor of having the truck dock on the right side of the building. No one on the Board was in favor and suggested to Target not to waste their time with that idea.

Mr. Litten suggested showing the Board a plan that has the minimal loading capacity, three tractor trailers, four c containers, 500 sq. ft. of pallets, 500 sq. ft. of card board, show how it could be screened and how you're going to see it, the Board might be willing to take a look at it. Show me scenario 2 fully loaded.

Ms. Hansen agreed to come back in two weeks and take into consideration all the comments, suggestions, etc. and bring back with her revised plans showing where the storage facility is on the plans for the board, and also that the engineers look at truck maneuverability as well.

Mr. Litten also suggested the possibility of a "front facing" loading dock.

Rock Church, 1 Calvert Street

Requesting 26 square footage of signage. The building is actually 60 linear feet. The signage is code compliant.

Ms. McGuire asks the total size of building is 60 linear feet, but where the sign is going to be located is what, where the potico is?

The face of the sign is white where letters are affixed and the Church wants blue lettering to match.

Mr. Hart suggested a simulated wood for the signage.

Mr. Turgeon thinks that the sign is a little too bright and garish for Church. He would like to see it toned down and bit in conjunction with a Church.

The Board wanted to know the height of the peak from the pitch of the roof.

It was noted that the height of the peak to the post is 4.5 ft. from the peak to the post. The square footage of the sign is 26.

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Mr. Hart suggested that Craig would have to go back and talk to his contacts at Rock Church and make sure that he gets the information to Ms. Rollins by the following

Baldus Centre, Master Sign Plan, Crain Highway

The applicant is requesting approval of the master sign plan, which includes a detached sign and a building sign reading “Baldus Centre” on two facades. 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.

Ms. McGuire asks if the additional tenants and their attached signage, where would that go?

Mr. Baldus states that at this time that would be subject to the approval of the landlord.

Ms. McGuire suggested coming back to the Master Sign Plan for a vote at the end and move along to the detached sign.

Mr. Berres asks if there is anyway he could have black around the edges of the sign?

Board agrees that Mr. Baldus should add color #'s to Master Sign Plan, change background color to white for detached sign. Get the information to Ms. Rollins for the Work Session.

Maryland Bank & Trust, Co., N.A., Crain Highway

Requesting a detached signage.

Mr. Turgeon wanted to know is the “red” the right color and not sticking with the Maryland Bank standard color? He also has concerns about the channel lettering that is being proposed. It is not be put against a uniform background.

Ms. McGuire wanted to know if the letters are going to protrude over the top of the canopy and underneath?

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Mr. Goldsmith asks if there is a shield back behind the bank that hides all the corners work?

The letters will be mounted on what is called a "raceway" and the frame will be concealed.

Ms. McGuire wanted to know if there was a reason why the trim is gold in stead of black?

It's more appealing to the eye, it was stated, since the letters are red.

Board has noted the changes that will be made on the Master Sign Plan and get that information back to Carol Rollins for the Work Session. Amend trim on sign to another color, change background color to white for detached sign. Nothing will be approved at this meeting on April 6, 2005

T.R. Farrell Building & Nature's Healing Traditions, 5 Maple Avenue

There are four things on this property. The first being building addition, Master Sign Plan, Detached sign, and the new tenant that's being added.

Ms. McGuire stated that they will again need the color number for the slate blue that's suggested for the sign.

Ms. McGuire wanted to know if there is already a detached sign on that building? If there is already one there, it would be nice if there would be a similar flow.

There were no questions regarding the Master Sign Plan from the Board.

Ms. McGuire wanted to know about the picture of the new Tenants sign. There is a pre-existing sign there already, but it will be moved back.

The only change to the Master Sign Plan would be the addition of a color number stated Ms. McGuire. This will be approved in 2 weeks.

Nature's Healing sign will be the same as what's there and in the Master Sign Plan.

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There were no questions regarding the T. R. Farrell building. Ms. McGuire made a motion to approve the Farrell building as it was presented to them. Tim Berres seconded the motion, it carried.

Motion to adjourn was moved and seconded at 12:30 p.m.