

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

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

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

Meineke, 6530 Crain Highway

The applicant is requesting approval of a white storage shed (32 ft. by 14 ft) to be placed on the eastern side of the property. The applicant submitted a sample of the proposed blue/black shingle to staff. It will be available for your review at the meeting.

The applicant has submitted two revised plans for the existing detached sign, one with a white base, and the other a black base.

The proposed sign face is 70 sq. ft. in area and 20 feet in height. The signage is code compliant.

Mr. Steve Spitz was in attendance for this proceeding.

Mr. Litten recused himself.

Mr. Turgeon had a comment on the color of the sign. Stated that the Black base looks better on the sign, but looking from a distance the white matches the property. Mr. Turgeon doesn't feel strongly one way or the other.

Mr. Goldsmith prefers the black, as well as Mr. Hart.

Mr. Hart made a motion to approve the application as proposed except that the sign base should be black vs. white.

Mr. Goldsmith seconded the motion all approved.

Mr. Goldsmith made a motion to approve the storage shed as submitted. Mr. Hart seconded the motion, all approved.

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

The applicant wants approval to leave the existing detached sign in place, and proposes to replace Dr. Aaron's sign panel with Nature's Healing Traditions. When another tenant is found for the building, the detached sign will be moved behind the fence and another panel will be added as stated in the existing master sign plan which was adopted on April 20, 2005.

Section 2 - detached signage needs to be revised in the master sign plan before the applicant can implement the change.

Mr. Rick Baldus was in attendance for this proceeding.

Mr. Litten asked if there was a temporary permit for the Banner that was already up and wanted to know if it will come down once the Master Sign goes up?

Staff personnel Carol Rollins informed Mr. Litten that they are actually allowed to have 6 banners per year.

Mr. Litten made a motion that the revised Master Sign plan be approved as submitted.

Mr. Hart seconded the motion. All was in favor and the Master Sign plan was approved.

Target, La Plata Plaza, 60 Shining Willow Way

The revised site plan reflects the elimination of the proposed entrance to the site from Hawthorne Drive. The planned sidewalks, crosswalk and pavement widening along Hawthorne Drive have also been removed from the plans. As shown, all dimensional requirements and setbacks have been provided per Chapter 191-24 of the Code.

Parking requirements, generated at 1 space/200 sq. ft. of retail space have been met. A few small corrections to Note #4 of the Site Tabulation should be made:

1. The proposed retail space at 6000 sq. ft. will require 30 spaces, not 32.
2. The Target store, at 123,735 sq. ft. will require 618 spaces, not 634.
3. The total square footage of the shopping center retail uses plus the service station is 199,635 sq. ft. for a total parking requirement of 1004 spaces.
4. Handicapped spaces are generate at the rate of 20 per 1000 spaces, plus 1 for each 100 spaces over 1000, for a total of 21.
5. Van accessible HC spaces are generated at the rate of 1/8th of the total HC spaces provided, or 3 total van spaces for the site.

Mr. Goldsmith recused himself from the proceedings.

Mrs. McGuire asked Mrs. Winkler of Beautification if she had dealt with the landscaping issues. Mrs. Winkler stated that she had not up to this point but that she had an appointment with Sean Frost to discuss landscaping issues.

The changes that were made:

- removed Hawthorne Drive entrance
- enclosed the propane tank area (it was asked where did the tank come from
 - is it beneficial being so close to residential property)
- it was stated that it has to be at least 100 ft. away from residential property.
- The plans were shown to the fire chief for possible solution to propane tank

Mr. Litten does not like the site plan and has stated that from day one.

Mrs. McGuire stated to Ms. Hansen that the staff issues remaining she will have to get the Cathy Flerlage of Planning and Zoning pertaining to the propane tank and the CVS parking.

No approval for the Site Plan has been made yet. They are due to come back on August 3, 2005 with the changes.

Meeting was adjourned at 10:22 a.m.

