

**Design Review Board
Minutes of Meeting**

**January 18, 2006
9:00 A.M.**

Present: Cheryl McGuire, Tim Hart, Jim Goldsmith, Bob Turgeon, Joann Baierlein, Paddy Mudd, Tim Berres, Judy Hamilton
Excused: Paddy Mudd
Town Staff: Carol Rollins and Gayle Curry

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

Baltimore Station, Baltimore Street & Maple Avenue

The applicant has submitted a master sign plan for DRB approval. The plan includes the elements required by Chapter 191-68 of the Code.

Please refer to the applicants' submittal for the December 7, 2005 meeting for the "Baltimore Station" wall sign.

The applicant is not requesting any detached signage.

The existing "Treasure Zone" tenant will apply for his suspended wall sign in the near future.

The proposed signage is Code compliant.

Mrs. Christie Selph was in attendance at this meeting.

Mr. Turgeon stated that at the last meeting she showed the size of the sign which has now since changed to something smaller. Any future signs will be the same as the ones that are there. He wanted to know if she had a preference as to which sign she will be using. Mr. Turgeon also noted that he made some grammatical error changes to her Master Sign Plan for future reference. He would also like confirmation on the correct usage of the word soffet as opposed to façade.

Mrs. Baierline noted that soffet is up on the roof.

Mrs. Maguire asked if anyone had a motion.

Mrs. Maguire stated that the motion is that the Master sign plan be approved with the changes noted on the copy that Carol Rollins has. Mr. Hart seconded the motion, motion carried, and approved.

Target, 60 Shining Willow Way

Design Review Board gave the applicant final approval of building elevations on October 5, 2005. Target is requesting approval of the attached plans which reflect a ten foot increase in the width of the building.

The site layout plan, landscaping, and master sign plan were approved by DRB on September 7, 2005. The Target site is currently shown as a “leased” property from the developer, Phillips Edison & Company.

The site plan is code compliant.

Kathryn Hansen, Target Corporation Minneapolis, MN, and Sean Frost, Bohler Engineering, Sterling, VA. was in attendance for this meeting.

Mr. Turgeon wanted to know what’s driving the request for a bigger building.

Mrs. Hansen noted that it was the change in the sales floor the way the material/merchandise was being laid out in the store.

Mrs. Maguire wanted to know if there are any questions/comments of concern.

Mr. Goldsmith wanted to know if there was still adequate space for backing and parking in the parking spaces.

Mr. Berres wanted to know what the original number of parking spaces in the original plan. Basically what they started with and what they have now.

Mr. Frost stated that they have dropped somewhat since the original concept.

Mr. Goldsmith made a motion to approve the proposed changes as submitted.

Mr. Turgeon seconded the motion. Motion carried and approved by the Board.

McDonald's, 6835 Crain Highway

Please refer to application submitted for the January 4, 2006 meeting.

As requested, the applicant will discuss the feasibility of painting the roof and will provide stone and paint samples at the meeting.

The applicant is requesting approval of the building renovations as submitted. Both a written response to the Design Guidelines, and a cover letter explaining the upgrades to the building have been provided by the applicant.

The proposed patio area will be replacing the existing outdoor play area, so the building footprint will not be increased. Parking requirements have been met.

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

No signage is proposed.

Mr. Lee May, McDonald's Corporation, Bethesda, MD. was in attendance for this meeting.

Mrs. Winkler stated that she is working with Mr. May regarding the landscaping.

Mr. May stated that the roof, pertaining to last meeting, is about 1 ½ old and it is under warranty, but they do not think that it would weather very well if they painted it.

Mr. Hart wanted to know about the "water table" on the building.

The colors that they will be using are as follows:

Bottom:	SW6144	Dapper Tan
Middle:	SW6121	Whole Wheat
Top:	SW6144	Dapper Tan

Stone	Mfg. Eldorado	Meseta Field Ledge
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The Aztec board for the chair rail for patio will be SW6143 - Basket Beige

Mr. Turgeon stated that he thinks this is a big improvement on the building.

Mr. Hart agreed with them of the roof.

The colors that he will be using will be as follows:

Mr. Berres made a motion to accept the proposed project as presented with the color changes noted.

Mr. Turgeon seconded the motion, motion carried and was approved by the Board.

True Value, La Plata Shopping Center

The applicant will be modifying the existing southern end of the building by adding an aluminum and glass vestibule and a fenced outdoor sales area.

Signage will be submitted for approval at a future date.

Spence Bowling, Dickerson Construction and Jonathan Kuhn, Dickerson Construction, 606 Charles Street, La Plata, MD were in attendance at this meeting.

Mr. Kuhn stated that the store will be adjacent to the Outback Restaurant. The vestibule will match the store front color. Where the drive thru for the bank used to be they are looking to put in a Garden Center there. Their intent is to match the colors that are there. There will be a black iron fence surrounding the garden center.

Mrs. Maguire stated that she appreciated the way they did the drawing, it was very nicely done. She also wanted to know if there is anything they can do about those little poles.

Mr. Kuhn stated that they imagined yes, but thought about applying them along the front of the shopping center.

Mr. Berres wanted to know about the property line facing the south entrance of the building, is that where the garden center's going to be?

Mrs. Maguire asked when the signage was going to be dealt with. Mr. Kuhn stated that it would be done at a later date.

Mr. Turgeon had a concern about the Garden Center. Things always get out of control and becomes a mess. This would be very visible from the Highway. If the fence looked like the one that's in the drawing, he wouldn't have a problem with it. He wanted to know the dimensions of the fencing/screening around the Garden Center to keep it from being seen.

Spence stated that the pickets would be 1 in. and 3 ½ in. between each one making the columns 10 ft. and the fence would be 8 ft.

Mr. Hart made a motion to approve the project as presented.

Mr. Goldsmith seconded the motion. Motion carried and was approved by the Board.

Meeting adjourned at 10:03 a.m.