

**Design Review Board  
Minutes of Meeting  
August 3, 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.

**Advance Auto Parts, Crain Highway**

The applicant is requesting approval of the detached sign. As shown at 67.6 square feet and 20 feet in height, it is code compliant. Maximum allowed is 75 square feet/20 feet height. The Board approved the building and attached signage in December 2004.

Mr. Brian Kring was present for this proceeding from Bremen, IN.

The sign will be 2 feet in depth.

Mrs. McGuire asked if they had a landscaping plan. It was stated that they do not.

Mr. Turgeon states that the guidelines say that pole signs are prohibited. This sign was an improvement from the metal pole signs. He also stated that the area beneath and between the sign be filled in with some kind of plantings.

Mr. Litten made a motion to approve the sign with the following modifications:

- That the piers no wider than 2 ft.
- The brick planter no longer than the area between the two piers and no wider than 4 ft. of a height of 4ft. 8 in. and that the area between the piers be planted with plantings to be discussed and agreed to with Paula Winkler.

Mr. Goldsmith seconded the motion. All were in favor, motion approved.

Mrs. McGuire was opposed to the motion.

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

The applicant is requesting approval of the attached master sign plan (MSP). This building center does not have a MSP in place at this time. The proposed master sign plan appears to contain all of the elements required by the Town Code (font, color, materials, etc.)

Mr. Rick Baldus was present for this proceeding. Mr. Baldus stated that there is a free standing sign currently located on the property between the south face of the building and Charles Street and west of the main entrance to the building.

Mr. Turgeon observed that there were no specifications regarding the signs as far as what would be on a Master Sign Plan.

Mr. Goldsmith had no comments at this time regarding the application.

It was noted that the paperwork that Mr. Baldus had submitted to Ms. Rollins had not been given to the Board Members for them to have for the meeting.

Mr. Litten made a motion that the Master Sign Plan be approved with the following amendments:

- That the attached signage be black and white in color
- That the Font match the existing T.R. Farrall detached property sign.
- That the design of the future signs shall be consistent with the style of the existing detached property sign.
- That the issues of location and dimensions be addressed on a case by case Basis.

Mr. Berres seconded the motion. All were in favor. Motion approved.

### La Plata Shopping Center, Routes 301 & 6

The applicant is requesting approval of the attached master sign plan (MSP). 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. (Outback and La Tolteca). The proposed master sign plan appears to contain all of the elements required by the Town Code (font, color, materials, etc)

Mr. Mote was in attendance for this proceeding.

Mr. Turgeon pointed out all the grammatical errors that were submitted in the Master Sign Plan as attached.

The color #2157 red was approved by the Board members.

Mr. Mote was asked to come back with grammatical corrections in two weeks for approval.

### Target, La Plata Plaza, Crain Highway

Mr. Goldsmith recused himself from the proceedings.

Mrs. McGuire has a concern with the size of the Logo.

Under Section IV. Directory Signage, it was stated to delete the second paragraph and keep the first paragraph. The first paragraph states: ***A three tenant directory sign listing the tenants of outlot A and B, as approved by the Design Review Board, will be placed on the northwest corner of outlot B. Tenant panel lettering to be 2157 red with 7328 white background, single line, consistent size and center justified.***

**Second paragraph read: *A detached, property directory sign will be placed at the Hawthorne Drive entrance to the shopping plaza. The directory sign consists of one double face, 13' tall freestanding structure which may be up to 100 sq. ft. of signage with the approval of the Design Review Board. Tenant panel lettering to be 2157 red with 7328 white background, single line, consistent size and center justified.***

The board informed Target to get the corrections, clean site plan, master sign plan and architecture paper work, back to Staff by 08/05/2005 for review at the next meeting, which will be on August 17, 2005. Everything will be okayed at one time.

Meeting was adjourned at 11:35 a.m.