

**Design Review Board
Minutes of Meeting**

**March 21, 2007
2:00 P.M.**

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

The meeting was called to order at 2:00 p.m. by Cheryl McGuire, chair.

Everyone stood and said the Pledge of Allegiance.

Rosewick Crossing, Crain Highway & Rosewick Road

The Commercial Highway District Community Design Guidelines apply to this project.

The applicant has submitted a master sign plan, and colored elevations for Buildings 1, 2 and 7. Each of these items will require a separate motion of approval by the DRB.

Master Sign Plan

- The applicant has made revisions to the master sign plan for your review and approval. The main changes since the MSP was first presented to DRB on January 17, 2007 include the following:
 - a revised sign at the intersection of Route 301 & Rosewick
 - the addition of a third lettering color, black, to the detached section
 - the addition of a third lettering color, black, to the attached sign section
- The master sign plan appears to meet the requirements of the Guidelines and Town Code, so it may be approved with a motion by the DRB.

Building 2 - Multi-tenant

- Building 2 was previously reviewed by the Board. Major changes include the following:
 - Increased height of the rear parapet to help screen rooftop equipment (This addresses a concern expressed by a DRB member)
 - Additional width added to west side of building due to decreased width

- of proposed Giant.
- Colored elevations show signage in black, red and white options for tenants.
- The building elevations and site plan for Building 2 appear to meet the guidelines, so it may be approved with a motion by the DRB.

Building 1 - Giant

- The applicant presented a concept of Building 1 during earlier discussions of the attached Building 2. Major concerns include the following:
 - Signage as shown is Code compliant at 75 square feet
 - The drive-thru pharmacy window and drive-aisle have been removed from the west end of the building. A pharmacy will be included within the store.
- The applicant will provide samples of the proposed building materials, including the split face block that is shown on the Giant façade. This is the same material that is proposed for the side and rear of Building 2.

Building 7 - Lowe's

- The applicant presented a concept of Building 7 at a previous meeting when discussing the entire site.
- Two building elevations are included in the applications submission. The 8 ½ x 11 page shows the building proposed for Rosewick Crossing. The 11 x 17 pages are the earlier concept shown to the DRB.
- The signage as shown is not Code compliant. According to Section 191-62, the large blue Lowe's logo behind the white lettering is calculated as part of the sign area. The applicant will need to address this design element and revise before the building can receive approval.

Additional comments

- The Director of Planning and Zoning will be reviewing the site plan again before issuing grading and building permits. The site plan appears to be Code compliant.
- The landscape plan for the entire Rosewick Crossing shopping center has been submitted to the Beautification Commission for review and comment.
- Samples of the proposed building materials will be provided at the meeting.

Steve Wenderoth, Chris Cowie, Jim Roberts and Peter Motelli were present for this meeting.

The Board asked that they come back with other plans and with revisions on Lowe's.

Mr. Goldsmith made a motion to approve building 1 as presented with the exception of the side of the building facing 301 to be changed to intergrally colored split faced block. Mrs. Baierlein seconded the motion. Motion carried and approved by all.

Mr. Goldsmith made a motion to approve building 2 as presented with no exceptions. Mrs. Baierlein seconded the motion, motion carried and approved by all.

The Master Sign plan needs to have some changes made to it, specifically uniformity, changing "landlord" to "owner" or "owner" to "landlord".

Mr. Turgeon made a motion to adjourn the meeting and Mr. Goldsmith seconded. Motion carried and all approved.

Meeting adjourned at 3:50 p.m.

Respectfully submitted by:

B. Gayle Curry
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