

PLANNING COMMISSION
AUGUST 21, 2013

Chairman Chris Cerino called the workshop session to order at 6:30 p.m. In attendance were Commission members David Bowering, Jeffrey Grotsky, Jane Richman, Samuel Shoge, Paul Showalter and Gil Watson, Kees de Mooy, Zoning Administrator, Andrew Meehan, Esquire, Jennifer Mulligan, Stenographer and guests.

Mr. de Mooy stated that there could be additions made to the Historic Resources Element (page 119). He said that it was important to connect the Town's history and planning for the Town's future. He said that scale and architecture were important and there was a lot that could be added to this section. Mr. Cerino stated that the Historic District was an economic driver for the local economy.

Mr. Watson stated that the map on page 120 should be updated.

Mr. Watson stated that he thought there should be something indicating that some areas within the historic district should be treated with leniency, especially in the recently added section.

The last sentence in the first paragraph on page 119 will be removed.

Mr. de Mooy stated that "Nation Register of Historic Places District" should be "National Historic Landmark District", and that the National Register District is a designation that is no longer used.

Mr. de Mooy stated that the Design Guidelines for the Historic District have been updated. Mr. Shoge stated that the Guidelines can be accessed online. Mr. Showalter stated that after Historic District Commission there should be parenthesis added with "HDC".

Mr. Cerino stated that the "Future Planning" section should be eliminated.

Mr. Cerino asked that the Commission go through the appendices and see what should be kept. He said that the Commission would meet at 6:30 p.m. on Wednesday, September 18th.

Mr. de Mooy stated that David Dahlstrom at Maryland Department of Planning would review the draft of the Comprehensive Plan.

Mr. Cerino stated that the digital photographs also had to be taken.

Mr. Cerino called the regular meeting to order at 7:30 p.m.

MINUTES OF PLANNING COMMISSION MEETINGS

Mr. Cerino asked if there were any additions or corrections to the minutes of the meeting of July 17, 2013. **Mr. Showalter moved to accept the minutes as presented, was seconded by Mr. Grotsky and carried unanimously.**

CONCEPT PLAN – CHESTER RIVER MANOR NURSING AND REHABILITATION CENTER – 291

Mr. Scott Burleson of Shore Regional Health, Mr. Stew Sipes, Director of the Nursing Center and Mr. Les Weller, architect presented. Mr. Burleson stated that he discussed with Mr. Ingersoll and Mr. de Mooy the potential areas of expansion in the nursing center to create an Alzheimer's wing. He said that they were proposing to build off the southeast corner of the building.

Mr. Weller stated that this area would be isolated from other patients so a dayroom, dining room and nurses' station would be built specifically for that unit. He said that the addition would run to the same line as the existing building (37' setback from Haacke Drive) and extend forward towards Rt. 291.

Mr. Sipes stated that they could not accommodate Alzheimer's patients at this time because there was not a protected unit. He said that the proposed unit would contain twelve (12) beds.

Mr. Cerino stated that he thought the location was fine, but said special treatment should be given to the façade as it would be what is seen from Rt. 291 as well as what visitors would see upon entering the driveway to the facility.

The consensus of the Commission for the Concept Plan was that they were in favor of the location of the addition. Mr. Cerino stated that the applicant should return with information on the building and landscaping. Mr. de Mooy stated that it appeared that landscaping would be lost in the addition so the landscaping plan should mitigate that on the two (2) sides of the addition.

CONCEPT PLAN – WASHINGTON COLLEGE – 215 WASHINGTON AVENUE – NEW ACADEMIC CENTER

Mr. Reid Raudenbush, Plant Director of Washington College and Kip Ellis of EYP Architects presented. Mr. Raudenbush stated that this was a concept for a new building at the site of the current Board of Education building.

Mr. Ellis stated that the construction would take place in two (2) phases, on a timeline that would be determined by State funding and donor contributions. He said that the existing building would be demolished, along with the existing parking lot on Washington Avenue.

Mr. Ellis stated that there were photographs of the existing site as well as photographs of the adjacent neighbors. He said that the design of the new building was an attempt to mediate between the largely Colonial and Colonial Revival style of the main campus area and the mix of residential architectural styles of the surrounding neighborhood.

Mr. Ellis showed a site plan for Phase 1 and Phase 2. He said that the building was designed as a "U" with a slight angle on the second wing which would open up to the main campus. There would be a green space in front and they were decreasing the asphalt and paved areas. A small parking area for faculty and staff working in the building would be to the north of the site.

Mr. Ellis stated that the building would house instructional laboratories and classrooms, mostly for Anthropology and Environmental Studies.

Mr. Bowering asked about plantings for the site, specifically along the area where the current parking lot was located. Mr. Ellis stated that the intent was to keep as many of the existing trees as possible on the site and to add trees where the existing parking lot was located on Washington Avenue. He said that a landscape plan would be presented later in the process, but that native species would be used to comply with the LEED certification process.

Mr. Showalter asked when construction would begin and how long it was expected to last. Mr. Ellis stated that based on funding, construction on Phase 1 was planned to begin in the Fall of 2014.

Mr. Ellis stated that there were eight (8) faculty offices in Phase 1 and there would be ten (10) parking spaces allotted in the new parking lot. The parking lot at finish of Phase 2 would accommodate thirty (30) vehicles for faculty and staff.

Mr. Cerino asked if the green space along Philosopher's Terrace was going to have a geothermal field. Mr. Raudenbush stated that it was quite possible, as the College was striving for a LEED Gold certification.

Mr. Watson stated that this was an exciting concept plan. He said that he liked the non-traditional approach to the site, and liked the assymetry, noting that it looked like a campus to itself with a nod to the main campus. He said the scale was appropriate.

Mr. Shoge asked why the Phase 2 wing of the building was skewed. Mr. Ellis stated that the angle will open up the courtyard as students will see the building and be drawn into the courtyard from the main campus.

Mr. Cerino stated that he was concerned that students would drive to this campus and fill Campus Avenue and Philosopher's Terrace with cars.

Mr. de Mooy asked how the building fits with the size and scale of the neighboring properties on Washington Avenue. Mr. Ellis directed the Commission to page 18 of their plan showing an elevation drawing of the street and several nearby residences.

Mr. Ellis stated that there would be a low brick wall that compliments similar brick walls on the main campus.

Mr. Shoge asked if the third floor of the building would be occupied. Mr. Ellis stated that the third floor was dormers only, part of which would be used for air intake for the mechanical ventilation units which would be concealed within the sloped roof.

Mr. Cerino stated that when the Toll Science Center was built the mechanical system was very loud and there were complaints. Mr. Ellis stated that the system would differ in that the Toll Science Center building used chemicals which required a high velocity exhaust discharge. He said that the laboratories proposed for this building were non-chemical laboratories.

Mr. Grotzky asked for the total number of different uses in Phase 1. Mr. Ellis stated that there would be eight (8) faculty offices, two (2) instructional laboratories, and a classroom. Mr. Raudenbush stated that there would very likely be a faculty secretary as well.

Mr. Bowering asked about illumination on the site. Mr. Ellis stated that the details were not worked out yet, but as required by code, all egress doors would have lighting. He said that LEED certification requires them to minimize lighting into the landscape and that it must be directed toward the ground. There would be lighting in the parking lot for safety. Mr. Showalter stated that the Town adhered to a "Night Sky" policy.

Mr. Ellis stated that one of the primary intents of the LEED certification was to not increase impermeable surface on the site, which included the roof area and paved parking areas. He said that they were trying to minimize the amount of hardscape surface on the site.

Mr. de Mooy stated that in the context of installing geothermal perhaps Philosopher's Terrace could have sidewalk and parallel parking installed.

Mr. Cerino stated that this was an exciting concept that would greatly improve the site. He said that most of the concerns were lighting, landscaping and noise generated by the HVAC systems. He said that parking could be an issue as there is a potential for overflow into the neighborhood.

There being no further business, **Mr. Grotzky moved to adjourn the meeting at 8:20 p.m., was seconded by Mr. Watson and carried unanimously.**

Submitted by: 
Jennifer Mulligan
Stenographer

Approved by:
Chris Cerino
Chair