

**Rumsey Green Committee(RGC) –
1/18/13 Summary Minutes and 1/25/13 Action Items (Final)
(Action items in **Bold**)**

Attendees: Harvey Heyser, Kathryn Bragg-Stella, Jim Auxer (partial), Steve Ayraud

I. Timeline. **Planning Commission (PC) written comments due 1/24/13.**

II. Figure 2 Illustrative Concept:

- A. **Make Buildings H,G & P striped** (yellow and purple) to indicate that these buildings could be Mixed use or Residential.
- B. **Add disclaimer to this figure:** This plan represents an exercise in design that was developed prior to application of applicable regulations. Other than street and major tenant locations it is subject to refinement through more detailed design under the provisions of the Development Rules, applicable regulations of the Town and in response to the regulating plan.
- C. S. Ayraud suggests that the designation “Commercial/Mixed use” in the key is inconsistent with the designation “Shopfront” in Figure 3 and in the Rules.
- D. **Add** pocket park between Buildings A & B.

III. Review of Street Types

H. Heyser to review the street types with the Public Works Committee at January 28, 2013 meeting.

IV. Review of Rumsey Green District document.

- A. Signage –**RDG to provide guidance to PM for to provide suggestions for Sheetz and grocery store signage.**The PC seemed on the verge of consensus to use Title 9 signage ordinance in lieu of separate rules for Rumsey Green. **PM to remove signage graphics and text from the rules (except for Sheetz and grocery store signage which will be handled as exceptions).**
- B. Building appearance requirements. The intent is to break up monolithic residential buildings and duplicate Shepherdstown massing. **PM to add in next version.**
- C. Site widths/Building Dispositions
 - 1. 80% Building coverage of parcel–**PM to clarify why this was deleted from Version 1.**The RGC would like this to be reinstated.
- D. Ceiling Height Greater than 16’ –
 - 1. The RGC would like storeys that are designated as a second story due to a height greater than 16’ to be designated as “phantom stories”. In section VI. (c) 3) – Permitted Uses **revise the 2nd sentence as follows:** “...50 percent of the square footage of the upper storeys (including phantom storeys) must be residential use...”.

2. **PM to insert:** Buildings with phantom storeys shall be required to have the provisions to easily add a second floor in the future.

E. Frontage Standards

1. The PC has agreed that **the following should be added:**

Vinyl materials are allowed subject to the following restrictions:

- a) Minimum wall thickness of siding must be 0.042" with sharp edges
 - b) Frontages are to have a maximum of 50% vinyl coverage (this would allow us to use vinyl on dormers, accents, insets, etc
 - c) Vinyl materials are to have a smooth finish (not wood grain)
 - d) Door and window trim must have minimum width of 2"
2. Landscape Screens. **PM to provide photo examples of these screens.** PM to allow gates, wood materials, and wrought iron in addition to brick and stone. H. Heyser will email photos of existing Shepherdstown walls.

F. Parking

1. Based on the latest parking ratios and initial building sizes it appears that inadequate amounts of parking are shown on the plan for buildings A-H & P.
2. Residential parking. The PC has confirmed that the 0.5 pool space per unit shall be provided off-street. **PM to revise** Section VII. (b) 1) second sentence as follows: "...of a lot shall not be credited toward any ...".
3. **RDG to review these parking ratios with its design team.**
4. Parking meters and permits may be needed to prevent non-residents/tenants from using the parking at Rumsey Green. This is an enforcement issue that should not result in any changes to the physical layout of the parking areas.

VII. Other Design Issues

- A. Transit center – The proposed Transit Stop at the end of the green establishes a placeholder even though loading is from the middle of the street. More refinement of this design is needed at the Outline Plan stage.

IX. Next meeting. The next RGC meeting will be January 25, 2013 10:00 AM at Town Hall. Nathan Norris is not needed at this meeting.

X. New Items

- A. Review revised Version 2 submittal comment received from the Planning Commission.
- B. Review Harvey Heyser markups

Submitted by,
Steve Ayraud - Chair