



TOWN OF OCCOQUAN

Town Hall, 314 Mill Street, Occoquan, VA 22125
www.occoquanva.gov | info@occoquanva.gov | (703) 491-1918

ARCHITECTURAL REVIEW BOARD MEETING

**Tuesday, June 25, 2019
7:30 PM**

TOWN HALL - 314 MILL STREET

1. Citizen Comments
2. May 28, 2019 Meeting Minutes
3. Exterior Elevation Applications
 - a. ARB2019-001 - 201 Mill Street
 - b. ARB2019-002 - 303 Mill Street
4. Town Sign Inventory Presentation/Discussion
5. Town Code Discussion
6. Town Council Report
7. Planning Commission Report
8. Chair Report

Brenda Seefeldt
Chair, Architectural Review Board

ARB Meeting Notes – May 28, 2019

In Attendance: Brenda Seefeldt, Ryan Dillard, Carol Bailey, Lori Domenech, Darryl Hawkins. Jonathan Torres excused absence; Doug Kasten unexcused absence

No citizen comments

Minutes from February meeting: A motion was made by Carol to approve, Lori 2nd; Approved as written.

Town Council Report – Chris Coons/Laurie Holloway

The Council is working to update/revise town-owned signs. They will review all and evaluate whether to move, change, add or eliminate any in order to achieve consistency and improve way-finding. The ARB will be consulted once all are identified. Chris expects to get a list to the ARB by July, and ultimately to get signage issues resolved by September. Brenda expressed appreciation to Town Council and Staff for involving the ARB in this process.

ARB members were encouraged to email detailed suggestions (with photos if possible) if they have comments on any particular signs.

Laurie reported that the Council is currently working on a budget. They have had two public meetings and are expected to fund the new budget with no tax increase.

Chris also reported that the County is working on a plan to eliminate the existing Visitor Center and replace it with an unstaffed kiosk that would simply dispense brochures.

Planning Commission Report – Darryl Hawkins

A plan for timed parking is being discussed. Recommendations will be brought before the Town Council at the June meeting. The traffic/parking study conducted in 2017 led to this plan being developed.

ARB Chair Report – Brenda Seefeldt

Brenda requested that illegal banners be cut down by town staff. Chris replied that steps have been taken to get them removed, but said their actions are limited by town code.

Meeting Adjourned 8:02



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS Commercial and Residential

Town of Occoquan
Virginia
MAY 06 2019
RECEIVED

This application must be filed at Town Hall by **noon on the Wednesday** prior to the Architectural Review Board meeting, which is regularly scheduled on the fourth Tuesday of each month at 7:30 p.m. in Town Hall. The Board requires that actual paint color samples and product brochures (and a photograph of the structure if there is to be a change to the structure's exterior) accompany this form. Applicants are encouraged to refer to the Guidelines (Residential and Commercial) which are available for review at Town Hall and online at www.occoquanva.gov. The applicant or a representative must be present at the meeting, during which the ARB will review the application.

Name: AT&T C/O Harold Bernadzikowski

Mailing Address: 6095 Marshalee Dr Suite 300 Elkridge, MD 21075

Phone: (410) 712-7092 Date Submitted: _____

Project Address: Near 201 Mill St Occoquan, VA 22125

Work is scheduled to begin (date): 9/1/2019 (estimate)

Roof and Roofing

Pitch: _____ Material: _____ Color: _____

Dormers

Pitch: _____ Material: _____ Color: _____

Windows

Dimensions: _____ Window Placement: _____

Grid Pattern/Color: _____ Grid Profile: _____

Shutter Color: _____ Trim Paint Color: _____

Material(s)

Brick, stucco, siding, etc.: _____

Color(s): _____ Pattern: _____

Mortar Color: _____ Joint Pattern: _____

Doorway(s)

Design/Pattern: _____

Column Size: _____ Porch Post(s) Size: _____

Spindle Design: _____ Color(s): _____

Light Fixtures (color/style/placement): _____

Fences, walls, decks

Material(s) (wood, brick, stucco, etc.): _____

Color(s): _____

Pattern: _____

Decorative Trim and/or Hardware: _____

Mortar Color: _____ Joint Pattern: _____

For new construction or alteration of structure, attach nine copies of scale drawings of the proposal. For new construction, attach a schematic showing building in relation to neighboring buildings.

~~Landscape~~ Design Plan Attached? Yes No



Applicant's Signature

Chair, Architectural Review Board

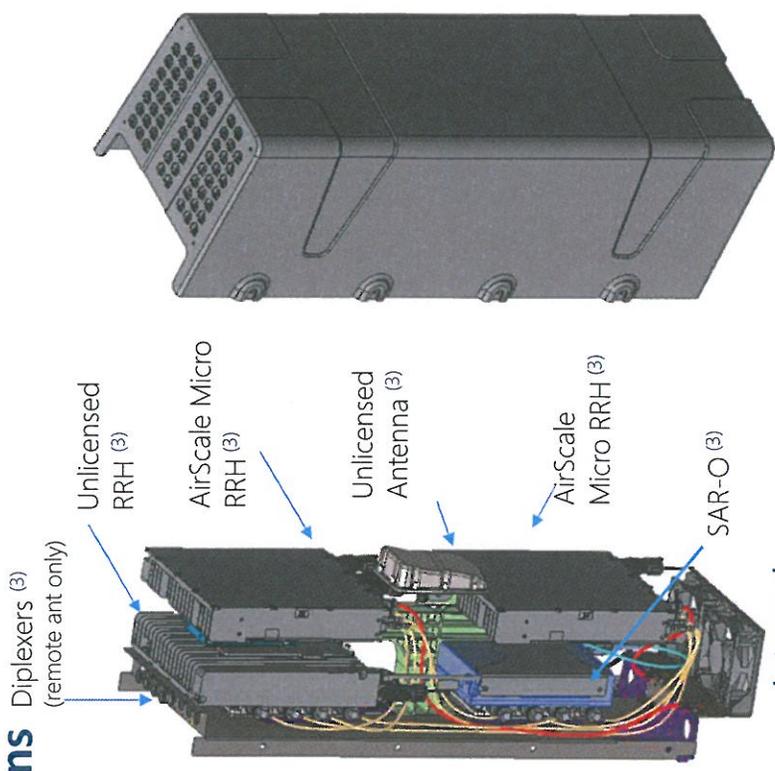
Date Submitted: 5/3/2019 _____

Date Approved: _____

TOWN USE ONLY	
Check No.: <u>38920</u>	Cash Receipt No.: _____
Application Fee: \$10	

+1Gig AirScale Micro RRH Enclosure (FMWM) Specifications

Specification	Details
FMWM	<ul style="list-style-type: none"> • Holds up to three AirScale Micro RRH • Wall, and wood or metal pole mountable • Shroud made with Makrolon 6657 Polycarbonate (paintable) • AC and DC Power Options • External Antenna Option <ul style="list-style-type: none"> • Diplexers enclosed within the unit • 8 External RF Ports • Internal Antenna Option <ul style="list-style-type: none"> • Direct mount antenna for licensed RRH • Dedicated antenna for unlicensed RRH • Redundant Fans for cooling <ul style="list-style-type: none"> • ~38dBA under normal operation
Benefits / Attributes	<ul style="list-style-type: none"> • Height: 940 mm (37 in.) • Width: 313 mm (12.3 in.) • Depth: 305 mm (12.0 in.) • Actual Volume Displacement: 84.1L (2.97 ft³)
Overall Dimensions	<ul style="list-style-type: none"> • Enclosure (FMWM BOM) Only: ~12.7 kg (28 lbs.) • w/ internal electronics (no remote ant.) ~38.9 kg (85.5 lbs.)
Weight⁽¹⁾	-40 to +55 C
Operating Temperature	<ul style="list-style-type: none"> • 2x AirScale Micro RRH (licensed) • 1x AirScale Micro RRH (LAA)** • 1x Unlicensed (LAA) Antenna ⁽²⁾ • 1 x WDM 7705 SAR-O • 2 x Diplexers (remote antenna configuration)
Housed Electronics ⁽³⁾	



Internal View

⁽¹⁾ Maximum weights listed w/ remote antenna configuration (e.g. incl. diplexers) and three RRH

⁽²⁾ LAA RRH + antenna can be replaced by third licensed RRH when utilizing a remote antenna

⁽³⁾ These items are separately ordered and not included in FMWM BOM

May 3rd, 2019

Town of Occoquan
Architectural Review Board
314 Mill St Occoquan, VA 22125

Re: AT&T Hub FA: 14695498
Near 201 Mill Street
Town of Occoquan

To Whom It May Concern:

AT&T is proposing to install telecommunications equipment on an existing wood utility pole within the town, near 201 Mill Street. The proposed installation will attach the following equipment to the pole along with ancillary cabling:

- (1) Galtronics GQ2410-06621 Painted Brown, mounted to top of wood pole with mounting bracket
- (1) Nokia PICO Equipment shroud on a standoff mount to conceal the following: Nokia Micro RRHB66 Airscale RRU, Nokia Micro LAA Airscale RRU, and Nokia Micro B25 AirScale RRU inside enclosure.

The proposed installation will have minimal visual impact upon the surrounding area. Provided with this letter are specifications for the proposed telecommunications equipment.

Thank you,



Tessia Knight

Land Use Associate

NETWORK BUILDING + CONSULTING

6095 Marshalee Dr. | Suite 300 | Elkridge MD | 21075
P 410.712.7092 ex.1086 | M 240.481.8461

2' Pseudo Omni 10-Port Canister Antenna [1695-2360, 3550-3700 and 5150-5925 MHz]

GQ2410-06621

Description:

- Pseudo Omni Canister Antenna for Outdoor DAS and Small Cells.
- 4x ports for AWS/PCS/WCS Band 1695-2360 MHz
- 4x ports for CBRS Band 3550-3700 MHz
- 2x ports for U-NII Band 5150-5925 MHz*



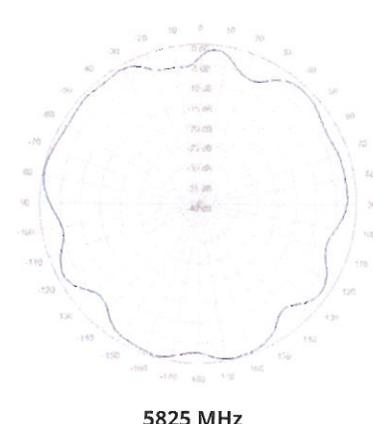
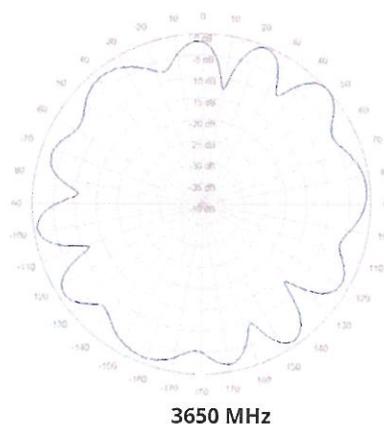
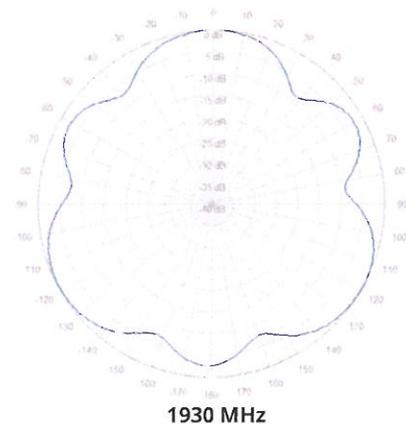
1695-2360, 3550-3700 and 5150-5925 MHz
Pseudo Omni Canister Antenna

*Compliant to 789033 D02 General U-NII Test Procedures New Rules v01r04: The antenna meets current U-NII-1 requirements for gain and upper side-lobe performance. Guidelines for Compliance Testing of Unlicensed National Information

Electrical Specifications

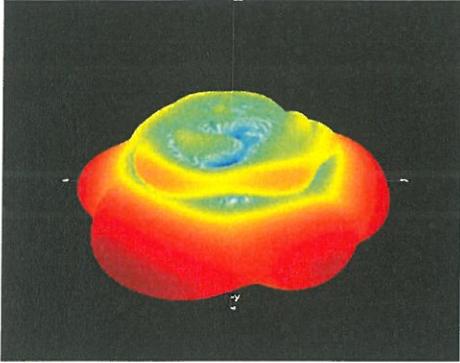
Frequency Band [MHz]	1695-2180	2305-2360	3550-3700	5150-5925
Input Connector Type	4x 4.3-10 (F)		4x 4.3-10 (F)	2x 4.3-10 (F)
Isolation (Typ.)	20 dB			
VSWR/Return Loss (Typ.)	1.5:1 / 14.0 dB			
Impedance	50 Ω			
Polarization	Dual slant 45° (±45°)			
Horizontal Beamwidth	Omni (360°)			
Vertical Beamwidth	19°	15.4°	18.7°	23.0°
Max. Gain	8.9 dBi	8.3 dBi	8.0 dBi	5.5 dBi
Avg. Gain	7.7 dBi	7.9 dBi	7.6 dBi	4.7 dBi
Downtilt	0° Fixed			
Max Power / Port	100 Watts		50 Watts	1 Watt
PIM @ 2x43 dBm	<-153 dBc		N/A	N/A

2D Antenna Patterns

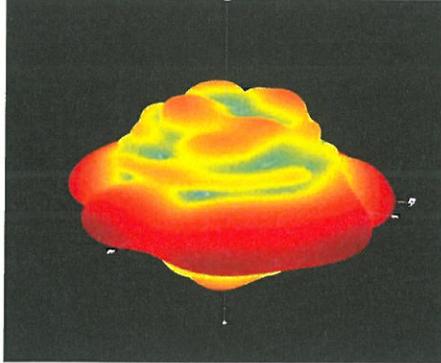


Release Date: May 15, 2018; Revision: 1.0 : RFD#06621

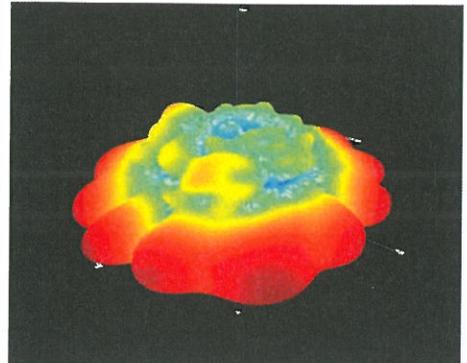
3D Antenna Patterns



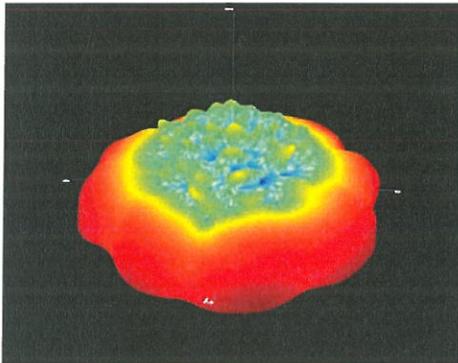
1950 MHz



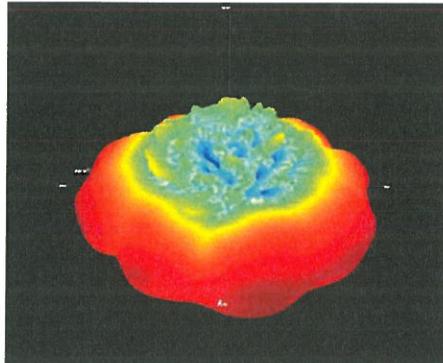
2315 MHz



3650 MHz



5250 MHz



5825 MHz

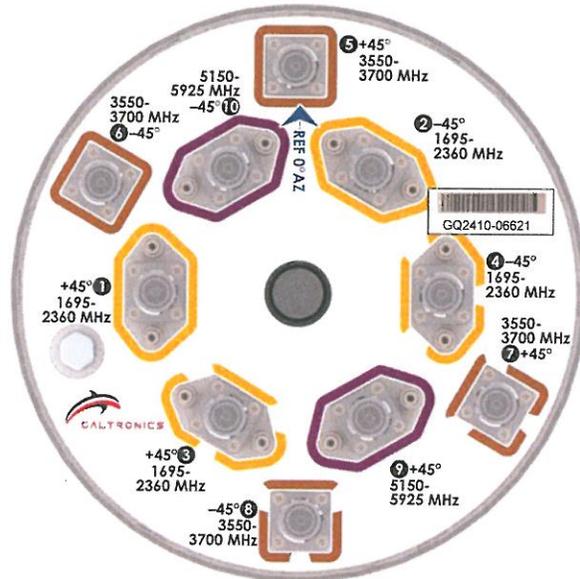
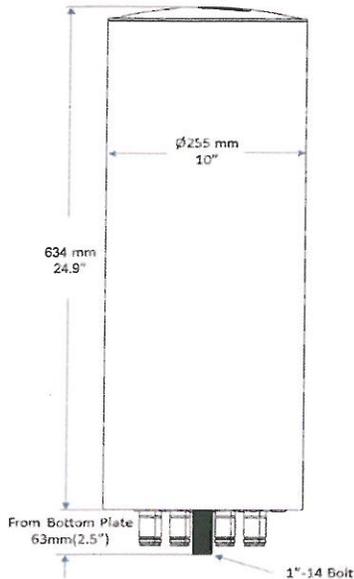


GALTRONICS

WE'RE MAKING WAVES™
A BAYLIN TECHNOLOGIES COMPANY

Additional Technical Information

Mechanical Dimensions



Mechanical Specifications

Operating Temperature	-40° to 158°F (-40° to +70°C)
Antenna Weight	16.3 lbs (7.4 kg)
Antenna Dimension (Diameter x Height)	10.0" (255 mm) x 24.9" (634 mm)
Radome Material	ASA
Radome Color	Gray, Brown, Black, 3M™ Conceal Film
Ingress Protection	Outdoor (IP65)
Wind Survival Rating	150 mph (241 km/h)

Part Numbers, Ordering Options

Description:	Part Number:
Antenna with 10x 4.3-10(F) Connectors, Gray	GQ2410-06621-111
Antenna with 10x 4.3-10(F) Connectors, Brown	GQ2410-06621-611
Antenna with 10x 4.3-10(F) Connectors, Black	GQ2410-06621-B11
Antenna with 10x 4.3-10(F) Connectors, Chrome (3M™ Conceal Film)	GQ2410-06621-C11
Antenna with 10x 4.3-10(F) Connectors, Gray (including MK-06761 mounting kit assembly)	GQ2410-06621-112
Antenna with 10x 4.3-10(F) Connectors, Brown (including MK-06761 mounting kit assembly)	GQ2410-06621-612
Antenna with 10x 4.3-10(F) Connectors, Black (including MK-06761 mounting kit assembly)	GQ2410-06621-B12

Mounting Bracket(s):

Mounting Kit Assembly, Canister, Pole Top (wind speed of 150 mph)

The assembly kit includes a 1" Mount Rod Adapter (MK-06678: universal interface for pole top installation) and a Pole Top Mounting Bracket (MK-06679: a bracket base attached directly to wood, metal and cement poles).

Note: 1" Rod Adapter (MK-06678) and Pole Top Mounting Bracket (MK-06679) may be ordered separately.



MK-06761

Mating Connector Torque:

4.3-10: 3.7 ft-lb (5 Nm)

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Proprietary Information. All rights reserved. Galtronics reserves the right to modify or amend any antenna or specification without prior notice.

Release Date: May 15, 2018; Revision: 1.0 : RFD#06621



Town of Occoquan
Virginia
JUN 18 2019
RECEIVED

ARB2019-002

TOWN OF C ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS Commercial and Residential

This application must be filed at Town Hall by **noon on the Wednesday** prior to the Architectural Review Board meeting, which is regularly scheduled on the fourth Tuesday of each month at 7:30 p.m. in Town Hall. The Board requires that actual paint color samples and product brochures (and a photograph of the structure if there is to be a change to the structure's exterior) accompany this form. Applicants are encouraged to refer to the Guidelines (Residential and Commercial) which are available for review at Town Hall and online at www.occoquanva.gov. The applicant or a representative must be present at the meeting, during which the ARB will review the application.

Name: 303 Mill St. LLC

Mailing Address: PO Box 143 Occoquan, VA 22125

Phone: (540) 840-9344 Date Submitted: 6/18/19

Project Address: 303 Mill Street

Work is scheduled to begin (date): July

Roof and Roofing

Pitch: _____ Material: _____ Color: _____

Dormers

Pitch: _____ Material: _____ Color: _____

Windows

Dimensions: _____ Window Placement: _____

Grid Pattern/Color: _____ Grid Profile: _____

Shutter Color: Potomac Trim Paint Color: Potomac

Material(s)

Brick, stucco, siding, etc.: _____

Color(s): Kingston Clay Pattern: _____

Mortar Color: _____ Joint Pattern: _____

Doorway(s)

Design/Pattern: _____

Column Size: _____ Porch Post(s) Size: _____

Spindle Design: _____ Color(s): Potomac

Light Fixtures (color/style/placement): _____

Fences, walls, decks

Material(s) (wood, brick, stucco, etc.): _____

Color(s): _____

Pattern: _____

Decorative Trim and/or Hardware: _____

Mortar Color: _____ Joint Pattern: _____

For new construction or alteration of structure, attach nine copies of scale drawings of the proposal. For new construction, attach a schematic showing building in relation to neighboring buildings.

Landscape Design Plan Attached? Yes No

Matthew Damm
Applicant's Signature

Chair, Architectural Review Board

Date Submitted: 6/18/19

Date Approved: _____

TOWN USE ONLY

Check No.: _____ Cash Receipt No.: _____

Application Fee: \$10



Potomac
- shutters, windows, doors

Petty Hill
Trim including posts

Kingston Clay
- siding



Architectural Review Board Meeting
Minutes for April 11, 2017

The meeting was called to order at 7:33 p.m. by the Chairman Brenda Seefeldt.

Attendees: Brenda Seefeldt, Carol Bailey, Matthew Dawson and Deb Cruz. Daniel Braswell and Kathy Alden were excused absent. Chris Coon, the Town Clerk was also there.

There were no citizen comments.

The minutes for March were moved to be approved by Brenda Seefeldt and seconded by Matthew Dawson. All ayes.

Matthew presented a report from the Town Council meeting:

- Awarded contract for Trail Improvements at River Mill Park
- Approved parking designations on Ellicott Street
- Appropriate funding for Business Guild 2017 Ad request
- Accept FYE 2016 Financial Audit
- Adopted Multi-Jurisdictional Hazardous Mitigation Plan Update
- Proclamation for Arbor Day

Chair Report:

Brenda moved and Matthew seconded that the following proposed changes from the ARB be added to the revised zoning ordinances.

1. These items are not in the current ordinance due to the updated work that was done for signs in Chapter 66:

- Anything referencing holiday decorations
- Vending machines not being allowed
- There is no limit to the number of flags permitted; a limit of 4 signs still stands.

The following is what the outdated Merchant Design Guidelines had for holiday decorations. This is to serve as a guide to codify these restrictions. Note: While this states "colored light strings," we would like this to say simply "light strings" to eliminate all of the Christmas lights that stay hung until they burn out.

Holiday Decorating: Decorating for the holidays is highly encouraged as it creates a unique and memorable experience for visitors and customers. Please be advised, however, that these types of displays are not considered permanent, and cannot remain longer than 30 days from the original installation date. The only exception to this rule is during the Winter Holiday season, beginning 1 November and ending on 15 January when an extended display time of 45 total days is allowed. Please note that generic or non-holiday-specific colored light strings outlining property lines, sales areas or any portion of a structure are not allowed other than the Winter Holiday season.

2. Currently there is no follow-up or enforcement is an applicant does not do what is applied for when submitting for an exterior elevation change. This is our proposed change:
 1. Zoning approval
 2. ARB application and issuance of Certificate of Appropriateness
 3. Review by two ARB members for compliance before...
 4. Final inspection and/or issuance of certificate, a box is checked that the ARB approves of the work that was done.

3. In the Haymarket Historic District Design Guidelines under Legal Status of the Guidelines, this is the statement which we request to have something similar created:

The Town Council recognizes it is not possible to define what may or may not be required in the many unique circumstances which will occur in the Historic District; therefore, it is impossible to define by ordinance precisely how to apply the Historic District Ordinance to these types of situations. These Guidelines shall have the legal force of a town ordinance and shall provide the legal framework for achieving the purposes of the Historic District Ordinance and the preservation of the Town's historic resources in the Historic District. By application of these Guidelines and the Historic District Ordinance, relevant matters will be decided in a consistent fashion. These Guidelines also provide important guidance to property owners within the Historic District.

The meeting was adjourned by the Chairman at 7:52 p.m.
Minutes submitted by Carol Bailey