

**City of Concord, New Hampshire
Architectural Design Review Committee**

June 7, 2011

The Design Review Committee held its regular monthly meeting on Tuesday, June 7, 2011, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Duene Cowan (who arrived at 8:40 AM), Jennifer Czysz, James P. Doherty, III, Elizabeth Hengen, and Fred Richards. Messrs. Woodward and Henninger and Ms. Hebert and Ms. Osgood of the City Planning Division were also present, as was Craig Walker, Zoning Administrator.

The Design Review Committee met in order to review the proposed design of certain sites, buildings, building alterations and signs that are on the Planning Board's regular agenda for June 15, 2011, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review. Comments on and criticisms of the items were made.

The following proposals were evaluated.

Agenda Items

Consideration of proposed placement and design of signs:

- **Banks Buick - GMC** for one new freestanding sign at **137 Manchester Street**

Mr. Walker explained that this was a new panel in an existing freestanding sign. The freestanding sign will eventually be relocated due to the widening of Manchester Street.

Anne Villandri was present on behalf of the applicant to answer questions from the Committee.

The Design Review Committee found the proposed sign to be appropriate for the location and use and recommended approval as submitted.

- **Bargain Beds Mattress Outlet** for two replacement affixed signs at **249 Loudon Road**

Mr. Walker noted that this is an after-the-fact application inasmuch the signage has already been replaced.

Shawn Callahan was present as applicant and explained that these are panel changes only.

Members found that this was not an inspired design but that it was no worse than the signage being replaced.

Given that this is a face change only, the Design Review Committee found the proposed signage to be appropriate for the location and use and recommended approval as submitted.

- **Bond Auto Parts** for two new affixed signs at **61 Hall Street**

Merrill Fredette was present as applicant to answer questions from the Committee.

Mr. Walker explained that the light gray and white stucco checkerboard design on the gable of the building will be the background for the affixed signs.

The Design Review Committee found the proposed signage to be appropriate for the location and use and recommended approval as submitted.

- **Hair Biz Salon** for one new hanging sign and one replacement affixed sign at **4 North Main Street**

David Holden was present as applicant to answer questions from the Committee and presented preliminary color samples to the Committee. He had hoped to have the final color samples for the Committee but that was not possible.

Mr. Walker explained the affixed sign will be centered over the storefront and will replace an existing larger sign at the same location. The hanging sign will be placed on the right hand side over the existing doorway.

The Design Review Committee found the proposed signage to be appropriate for the location and use and recommended approval as submitted.

Mr. Henninger asked for updated color samples by Tuesday for presentation to the Planning Board.

- **Steve Demasco's Shaolin Studios** for one replacement freestanding sign at **30 Manchester Street**

Glenn Schadlick from Ne-Op-Co Signs was present on behalf of the applicant.

The Design Review Committee found the proposed signage to be appropriate for the location and use and recommended approval as submitted.

- **Your Home Your World** for one new hanging sign at **58 North Main Street**

There was no one present on behalf of the applicant.

Committee members noted that this was a refreshing design.

The Design Review Committee found the proposed signage to be appropriate for the location and use and recommended approval as submitted.

Site and building plans by **The Friendly Kitchen, Inc.** at **14 Montgomery Street.**
(#2011- 28)

The Friendly Kitchen for one new affixed sign at **14 Montgomery Street**

Ms. Hebert introduced this proposal to construct a 6,500 square foot building to replace a building recently destroyed by fire. She explained that the front part of the building will house the kitchen. The rear portion of the building will house a dining area for about 70 people and a mezzanine above the dining room for additional dining seating. There will be an enclosed back yard with a six foot high white vinyl fence to provide privacy for the neighbors, and low-maintenance landscaping around the perimeters. They will add landscaping and trees along front of the property to help beautify the streetscape. A new sign matching the existing sign design will be placed on the front of the building.

She explained they had applied to the Zoning Board of Adjustment for a number of variances, mostly relating to setbacks and parking. There is no on-site parking proposed.

Jonathan Halle from Warrenstreet Architects was present to answer questions on behalf of the applicant.

Ms. Hengen liked the mix of forms in the building design. The Committee complimented the architect on the building design.

There was a discussion about options for breaking up the expanse of the lower front (easterly) façade. The Committee ultimately was of the opinion that the design as proposed would be acceptable with 3 to 4 foot tall broadleaf evergreen flowering shrubs, and the sign where proposed would largely address the concern raised.

The Design Review Committee recommended approval as submitted for the site and building plans as well as the affixed sign.

Plan for a wireless telecommunications facility by New Cingular Wireless PCS, by and through AT&T Mobility, and on behalf of PFP Associates LTD Partnership, at 22 Bridge Street. (#2011-29)

Mr. Henninger introduced this proposal for an upgrade in capacity at the existing facility that currently has three antenna.

Ms. Hebert explained this proposal for the addition of six new telecommunications antenna and the replacement of the three existing antenna with larger equipment. All of the antenna will be painted brick red to match the building brick. She also noted that the top of the antennas would be placed below the cornice of the building, and acknowledged an inconsistency in the drawings which will be addressed.

Michelle Pacheco was present on behalf of the applicant to answer questions from the Committee. Ms. Pacheco advised that it was the company's intent for the antenna height to be at or below the cornice of the building.

The Design Review Committee recommended approval as shown in the photo simulation with the antenna placed at or below the roof line and painted to match the brick of the building.

Site plan by David and Deborah Newell on behalf of Dr. Serdar Ayah at 12 Fisherville Road. (#2011-27)

Mr. Henninger reported that this application had been postponed at the request of the applicant.

Site and building plans by Dr. Rodney Sigua, DDS on behalf of the Otto Family, LLC at 10 Commercial Street. (#2010-26)

Mr. Henninger introduced this proposal to construct a parking area for the new use at the existing building formerly occupied by the NH State Police communications facility. He reported that 42 parking spaces would be required under the Zoning Ordinance for the intended use, and they propose 32 spaces.

Mr. Henninger noted that the previous tenant had installed a communication tower on the east side of the building, and this tower needs to be removed.

He reported that, as part of their application for a Conditional Use Permit to construct fewer parking spaces than required by the Zoning Ordinance, the applicants had submitted a site plan showing the full 42 spaces that could be provided if needed.

He reported the staff recommendation would be to add landscaping to the parking area as it exists today and to recommend approval of the provisional plan since, it is a much more efficient layout.

The Design Review Committee recommended approval provided they comply with the City's landscape requirements, and that they remove the communications antenna that are no longer being used.

Site plan by **St. Paul's School on Dunbarton Road at Pleasant Street. (#2011-19)**

Theodore Kupper from Provan and Lorber was present on behalf of the applicant, along with Chuck Kozlowski from Halvorsen Design and Paul Lachance from St. Paul's School.

Mr. Kupper explained this proposal to make the current access road look less like a city street and more like a residential road through the school campus. He explained they propose to relocate Rectory Road further to the south and create a 90° intersection with Dunbarton Road. They will also create additional parking at the Red Barn, and construct a new sign at the entrance made of granite block with stone veneer wrapping almost around the granite.

Mr. Richards suggested that they consider using disease resistant elm trees to provide canopy along the entrance drive at Dunbarton Road. Mr. Lachance noted that the school has been planting this type of elm tree at other locations on campus.

Mr. Kupper discussed their efforts to move the overhead utilities at the entrance. They are now not intending to relocate the overhead utility lines along Pleasant Street. They may raise the height of the line across their entrance on Pleasant Street. The school is looking at options of relocating the existing overhead utility lines on the east side of Dunbarton Road rather than placing them underground. No decision has been reached on this element of the design. He reported they are continuing to work with the utilities on this and may need to return with their final design to the Planning Board for a Conditional Use Permit.

Mr. Kozlowski explained that when Rectory Road is realigned, the existing granite posts of the fence along Dunbarton Road will be reset and the wood rails replaced. The fence will also be extended along Dunbarton Road. The existing stone wall along Rectory Road will also be reset along the new road location.

There are no plans for lighting the entrance sign. It will be all overhead lighting at the entrance.

The Design Review Committee recommended approval as submitted.

Site and building plans by **St. Paul's School** at the corner of **Dunbarton and Silk Farm Roads. (#2011-24)**

Mr. Henninger reminded the Committee that this application had been reviewed and a recommendation provided last month. It will be on the Planning Board's agenda for public hearing on June 15, 2011.

Site plans by **UNH School of Law** at the corner of **White and Washington Streets. (#2010-35)**

Inasmuch it was not clear at the May meeting that all Design Review Committee members present had reviewed and recommended approval of the landscape plan submitted, members reiterated their recommendation for approval as submitted.

Site and building plans by **Venezia Realty Associates, LLC** at **60 D'Amante Drive. (#2011-21)**

Mr. Henninger reminded the Committee that this application had been reviewed and a recommendation provided last month. It will be on the Planning Board's agenda for public hearing on June 15, 2011.

Other Business

Mr. Woodward then addressed the Committee relative to some concerns expressed to the Planning Board about the interaction of the Design Review Committee and the Planning Board.

He explained that last month the Design Review Committee had indicated that they would be interested, before committing to having a joint meeting with the Planning Board as requested by the Board, in doing a survey of those people who have been before the Design Review Committee to learn what worked and what did not work about the current process. Members felt that having additional data would be very helpful and felt that information would become available by doing a survey of people who had been before the Design Review Committee in the last five years or so. They suggested a brief introduction explaining the purpose would make it more readily accepted and answered, providing there were no leading questions in the survey.

Members had asked last month if copies of the various reports starting with Concord 2020, as well as EDAC, and then the Deputy Manager's report were available online. Mr. Woodward reported that he had learned that the Concord 2020 report was no longer available online but he would gather the relevant materials and forward them to members of the Design Review Committee.

Mr. Woodward reported the Planning Board had now asked staff to develop an information sheet to hand out to applicants to clarify the Architectural Design Review process.

He further reported that he had been working to obtain additional funding in order to hire a consultant to develop guidelines to assist the Board and Committee as well as to help applicants. It appears that money will become available to help with these guidelines. Mr. Henninger noted that he had been collecting guidelines from across the country to assist the consultant who will be working on the guidelines.

There was no further business to come before the Committee and the meeting adjourned at 9:55 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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