

City of Concord, New Hampshire
Architectural Design Review Committee
August 6, 2019 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on August 6, 2019 in the 2nd floor conference room at 41 Green Street.

Attendees: Chair Jay Doherty, Planning Board Chairman Rich Woodfin, Members Doug Shilo, Claude Gentilhomme, Margaret Tomas, and Ron King.

Absent: Elizabeth Durfee Hengen

Staff: Sam Durfee, Senior Planner
Lisa Fellows-Weaver, Administrative Specialist
Craig Walker, Zoning Administrator

Call to Order

The meeting was called to order by Chair Doherty at 8:35 a.m.

Approval of Minutes

Mr. King moved to approve the minutes of July 2, 2019, as written. Ms. Tomas seconded the motion. The motion passed unanimously; 5/0.

Sign Applications

1. Spirit Halloween, on behalf of DSM MB LLC, requests ADR approval to install a new wall sign and a new panel in an existing freestanding sign structure at 310 Loudon Road in the Gateway Performance (GWP) District.

Maureen Sawicki of Spirit Halloween represented the application.

Ms. Sawicki stated that this is the same location as last year, the former Toys R Us site.

Mr. King made a motion to recommend approval of the design, as submitted. Mr. Gentilhomme seconded. The motion passed unanimously; 5/0.

2. Granite State Pharmacy, on behalf of Geronimo Properties, requests ADR approval to install a new externally illuminated wall sign at 5 Clinton Street in the Central Neighborhood (CN) District.

Glenn Shadlick of NEOPCO Signs represented the application.

Mr. Shadlick stated that the project is part of a “face lift” for the building. Two internally illuminated signs are proposed, one on the front and one on the side. Signage will be removed as the building is being remodeled. The side sign will be reinstalled and the front sign will be replaced by individual form letters and illuminated above by external goose neck fixtures. Awnings are proposed over the front door and will protrude two to three feet. The proposed signs do not exceed the frontage requirements.

Mr. King made a motion to recommend approval of the design, as submitted. Mr. Gentilhomme seconded. The motion passed; 4/0/1. Ms. Tomas had left the room temporarily.

3. Chris Bouchard, on behalf of DGS Realty, LLC., requests ADR approval to install a new externally illuminated monument sign at 74 Regional Drive in the Industrial (IN) District.

The applicant was not present.

Mr. King made a motion to table the application to next month as the applicant was not present and members had many questions. Mr. Gentilhomme seconded. The motion passed unanimously; 5/0.

Building Permits in Performance Districts

The following two applications were postponed to later in the meeting as the applicants had not arrived.

City of Concord, New Hampshire
Architectural Design Review Committee
August 6, 2019 Minutes

4. Swim NH, LLC requests ADR approval to construct an addition of 3,740sf to an existing building for the purpose of a swimming pool, along with associated parking, drainage, and site development features at 41 Hall Street in the Gateway Performance (GWP) District. Postponed to later in the meeting as the applicant had not arrived.
5. Liu Vaine, on behalf of Ciborowski Jacob S. Family Trust, requests ADR approval for a new storage structure at 90 Low Ave in the Central Business Performance (CBP) District.

Major Site Plan Applications

6. Banks Chevrolet, on behalf of Sanel Realty Company, Inc., requesting ADR approval as part of a Major Site Plan application to demolish an existing building and construct a new 164,500 sf vehicle storage area and associated site improvements at 129 Manchester Street in the Highway Commercial (CH) District.

Erin Lambert of Wilcox and Barton, along with Fred Booth of Banks Chevrolet, and Laura Hartz of Orr & Reno represented the application.

Ms. Lambert explained that Banks Chevrolet has acquired this parcel and is proposing to demolish the existing building and will construct 194,763 sf of paved outdoor vehicle storage. All associated site and drainage improvements will be addressed. She added that with the proposed improvements, there will be a decrease in pervious cover of 29,357 sf. In addition, a Conditional Use Permit is requested for a reduced driveway separation on Manchester Street. The entrance will be gated and used only for maintenance and emergency vehicle access. Lighting will not trespass onto neighboring sites. The existing landscape buffer along the western property line of the Banks facility will be replicated at the new western property line, and landscaping along Manchester Street will be extended to replicate the existing. All snow will be removed from the site.

Mr. King made a motion to recommend approval of the design, as submitted. Mr. Shilo seconded. The motion passed; 5/0.

Building Permits in Performance Districts

5. Liu Vaine, on behalf of Ciborowski Jacob S. Family Trust, requests ADR approval for a new storage structure at 90 Low Ave in the Central Business Performance (CBP) District.

Mr. King recused himself for this application and left the table.

Liu Vaine represented the application. New pictures were provided via cell phone.

Discussions were held regarding the shed's exterior materials, color, and the door. Mr. Vaine explained that there has not been any action taken to the shed other than painting it red. Members discussed the trim and color. Mr. Shilo stated that he does not favor the red coloring. He added that he would not support the doorway as it seems unfinished; choosing a darker color may be less noticeable. He does not feel that this matches the quality of the buildings around it and noted that the area is within one street off of downtown. The committee agreed. Ms. Tomas stated that she would prefer to see a different door than the residential 6-panel style. Mr. Vaine stated that he would paint the door.

Further discussion was held regarding the existing fence and the need for the fence to be painted. Mr. Vaine explained that the fence was there when the property was acquired. He agreed that it should be painted.

Mr. Gentilhomme made a motion to recommend approval of the design, with the following recommendations:

- Shed door be changed to a solid panel,
- Shed to have a board and baton look,

City of Concord, New Hampshire
Architectural Design Review Committee
August 6, 2019 Minutes

- Fencing between the kitchen and shed should be the same height of the building with the same trim,
- Color of shed – approved as submitted with doors matching the same color

Mr. Shilo seconded. The motion passed unanimously; 4/0.

Mr. King returned to the Committee.

4. Swim NH, LLC requests ADR approval to construct an addition of 3,740sf to an existing building for the purpose of a swimming pool, along with associated parking, drainage, and site development features at 41 Hall Street in the Gateway Performance (GWP) District.

Jonathan Halle of Warrenstreet Architects represented the application.

Mr. Halle stated that the project consists of building an addition for a two lane swimming pool to the existing building. The pool is used for classes only, maxed out with eight students. Variances have been obtained for setbacks and the amount of parking spaces required. Mr. Halle stated that they will be going back to the ZBA for an additional variance for the landscaped buffer.

Mr. Halle explained the elevations. He stated that the addition will match the vinyl siding of the existing house. Lighting will be added to the addition. Mechanicals will be within the facility. HVAC system has not been designed to date and may be outside the facility.

Mr. Walker referenced the landscaping requirement. A discussion was held regarding the need for a landscape buffer for the parking area near the entrance. Mr. Halle stated that this would not be possible as he would be losing parking spaces. It was mentioned that CUP application could be submitted to reduce the driveway width from 24 feet to 18 feet. Ms. Tomas noted that there is also the option for street parking. Mr. Walker stated that the parking area was based on the square footage of the pool and office use of existing house.

Discussion ensued relative to landscaping. Ms. Tomas stated that there are so few trees along the streetscape. Mr. Durfee commented that additional trees may be required as he had calculated a different total area of the parking lot than provided on the plan. Additional discussion was held regarding shifting the building.

Mr. Halle noted that the snow is hauled off the site. No signage is being proposed at this time.

Mr. Gentilhomme made a motion to recommend approval, as submitted, with the following recommendations:

- An addition of a turnaround between spaces 1 and 9 to connect to the sidewalk along Hall Street;
- The driveway width should be reduced from 24' wide to 18' wide;
- Work with City Staff for the required number of trees; and
- Add shrubs to the between the parking lot and the sidewalk.

Mr. King seconded. The motion passed unanimously; 5/0.

Adjournment

Mr. Doherty made a motion to adjourn. Mr. King seconded. The motion passed unanimously; 5/0.