

**City of Concord, New Hampshire**  
**Architectural Design Review Committee**  
**September 3, 2019 Minutes**

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on September 3, 2019 in the 2nd floor conference room at 41 Green Street.

Attendees: Chair Jay Doherty, Members 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**

Ms. Tomas moved to approve the minutes of August 6, 2019, as written. Mr. King seconded the motion. The motion passed unanimously.

### ***Sign Applications***

1. Paulette Boghosian, on behalf of Alexander Constant, requests ADR approval to install a new wall sign and a new panel on an existing freestanding sign post at 35 South Main Street in the Central Business Performance (CBP) District.

Paulette Boghosian represented the application.

Ms. Tomas suggested a border be added to the sign similar to the proposed parking sign.

Ms. Tomas made a motion to recommend approval of the design, as submitted, with the recommendation that a border be added to the building sign. Mr. Gentilhomme seconded. The motion passed unanimously.

### ***Major Site Plan Applications***

1. Capital Hotel Company VI, LLC requests an amendment to a previous ADR approval as part of a Major Site Plan to construct a new 9,900 sf restaurant at 406 S. Main Street in the General Commercial (CG) District.

John Ramsey of Market Square Architects represented the application.

Mr. Ramsey stated that they met with the Committee back in April 2019, for the 9,900 square foot T-Bones restaurant with a 1,500 square foot basement. He explained that at that meeting the Committee motioned to recommend a conditional approval to meet with the Commission with a full window and exterior materials package. Mr. Ramsey stated that there have been a few changes made to the plan including a sloping roof area around the kitchen and the red roof band will continue to match the roof on all three sides of the kitchen area. He added that there were a few windows that needed to be removed due to the roof changes. They will replace the windows with recessed panels and will continue with the necessary trim.

Mr. Gentilhomme made a motion to approve the amended application as submitted. Mr. King seconded. The motion passed unanimously.

2. Liberty Utilities requests ADR approval as part of a Major Site Plan application for construction of a new 15,000 sf structure for the purpose of warehouse and office uses and associated site improvements at 14 Broken Bridge Road in the Industrial (IN) District.

**City of Concord, New Hampshire**  
**Architectural Design Review Committee**  
**September 3, 2019 Minutes**

Kurt Lauer of Lauer Architects and Ann Kynor of Pathways Consulting represented the application.

Mr. Lauer explained that Liberty Utilities is proposing to construct a building for the purposes of a testing center, office space, and warehousing along with associated site and drainage improvements. The materials proposed will be the same as the neighboring building, EIFS over a gray concrete foundation wall with green and off white veneer wall paneling; no windows on the testing center portion of the building.

Ms. Kynor reviewed the landscaping plan noting that shade trees will line the parking lot as well as the truck parking area. The area will be gated and fenced. Other shrubs were noted along the front and sides of the building. The dumpster will be screened with fencing and shrubs. Ms. Kynor explained the stormwater improvements proposed. She stated that there is an underground chamber system under the truck parking lot. Most of the parking area will drain into the infiltration system; runoff from the roof will drain into the ditch and catch basin then into an expanded system on the adjacent lot, 20 Broken Bridge Road. Snow storage will be along the perimeter of the site and the sediment basin is of sufficient size to capture snow melt.

Mr. Lauer stated that the signage will be at the front of the building and will match the sign at the current training center, at 10 Broken Bridge Road. The sign will be submitted under separate application.

Ms. Kynor stated that the lighting will consist of 20 foot poles with additional lighting along the perimeter of the site and on the building. She stated that the building needs to be well lit. More than one foot-candles are necessary.

Mr. King made a motion to approve the application as submitted. Mr. Gentilhomme seconded. The motion passed unanimously.

3. The Dubai Group Inc., on behalf of Strategic Contracting Company LLC, requests ADR approval as part of Major Subdivision and Major Site Plan applications for construction of a 13-unit condominium development and associated site improvements, Phase 2 of the Glen Ellen housing project off of Hoit Road in the Residential Open Space (RO) District.

Doug MacGuire of the Dubai Group, Inc. represented the application.

Mr. MacGuire explained that the proposal is a revitalized project from a conditionally approved open space subdivision from 2009. The owner has taken the land back from the original developer and is pursuing options. This is the second phase of a three phase project; phase three will be addressed at another time.

Pictures were submitted showing the potential design of the homes. Mr. MacGuire stated that the proposal is for a condominium cluster development which makes the entire development more compact. A discussion was held regarding the styles of homes proposed and the colors. Mr. MacGuire stated that the colors will be different; however, all of a neutral pallet. He added that they hope to have some latitude with the home designs as they would like it to be customer driven. The houses would be vinyl sided; some with a wood textured and others with a cedar shake style. The homes would hopefully be sold prior to building. Mr. Doherty stated that the Committee would need to see the options. Mr. Gentilhomme added that casings for doors and windows should also be included in the design. He requested that a palette of proposed materials and examples of different building types be provided.

Ms. Tomas asked about the terrain of property. Mr. MacGuire stated that the noting that it the terrain for phase two is relatively flat. He added that there will be some homes with walkout

**City of Concord, New Hampshire  
Architectural Design Review Committee  
September 3, 2019 Minutes**

units. Some areas will be largely cut and/or largely filled. In addition, there may be a need for a small retaining wall adjacent to some units. He stated that it is a residential site plan and they must work within the footprint. He further explained the landscape plan for the proposal noting that there will be plantings along the buffers, naturalized slopes with a wildflower mix or a native grass mix in others, depending on the proximity of the houses. The slopes will also be broken up with evergreens.

A discussion was held regarding the entrance of phase two. Ms. Tomas noted the grandness of the entrance. Other members were not concerned with the boulevard. Mr. MacGuire noted that the entrance is to a private community and different as it is a condominium.

Mr. Doherty asked for more details relative to the utility building at the entrance.

Mr. Gentilhomme made a motion to approve the application as submitted with the condition that the applicant return to the Committee with definitive information relative to the proposed materials, proposed styles and sizes of the potential houses including the utility building, and include samples of colors and finishings proposed. Seconded by Mr. King. The motion passed unanimously.

4. Michael Palmieri, on behalf of Havenwood Heritage Heights, requests ADR approval as part of a Minor Site Plan for construction of a new duplex, renovation of an existing multifamily structure and associated site improvements, along with a Conditional Use Permit (CUP) for disturbance of bluff buffer at 149 East Side Drive in the Medium Density Residential (RM) District.

*Mr. Doherty recused himself for this discussion and left the table, which resulted in the lack of a quorum. The applicant was requested to continue with a presentation and members provide non-binding comments. No formal motions were made.*

Erin Lambert of Wilcox & Barton represented the application along with Joan Eagleson of Lavallee Brensinger.

Ms. Lambert explained that this is a redevelopment of a small portion of the 39 acre site, in which the applicant is proposing to demolish and reconstruct two duplex units with attached garages, renovate an existing seven-unit building to a five-unit building with attached garages, and upgrade the respective surface facilities to current regulations. The north end of the development has been completed and this is the continuation to the south end.

Erin Lambert stated that the existing large parking lot will be reduced as it will not be needed due to the addition of garages for residents. A few existing parking spaces will remain. The road will be widened to meet the regulatory standard of 24 feet. Sidewalks are being added. An AOT permit is being obtained due to 3,000 sq. ft. of impervious surface; however, they are reducing the overall parking area. Ms. Lambert explained the infiltration system being added. The landscape plan was reviewed. Ms. Lambert stated that there will be trees along the perimeter with the goal to enhance the landscaping and to continue to be consistent with what exists on the north end. There will be residential lighting over every door and there will be street light poles added to be consistent to the north end of the development.

Ms. Eagleson reviewed the designs. She stated that the colors of the structures have not been finalized; however, they will be similar to the existing north end project. She noted that the proposal is reducing the number of units and the garages will be new.

*Mr. Doherty returned to the Committee and the meeting reconvened.*

**City of Concord, New Hampshire**  
**Architectural Design Review Committee**  
**September 3, 2019 Minutes**

***Building Permits in Performance Districts***

1. 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.

No one was present representing this application.

Mr. Durfee stated that he has contacted the applicant and is waiting on updated pictures to be submitted.

**Adjournment**

Mr. Gentilhomme made a motion to adjourn. Ms. Tomas seconded. The motion passed unanimously at 9:27 a.m.