

City of Concord, New Hampshire
Architectural Design Review Committee
June 2, 2020 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on June 2, 2020 via Zoom at 8:30 a.m.

Attendees: Co-Chairs Jay Doherty and Elizabeth Durfee Hengen, Members Claude Gentilhomme, Ron King, and Margaret Tomas.

Absent: Doug Shilo; Richard Woodfin Planning Board Chairman

Staff: Sam Durfee, Senior Planner
Lisa Fellows-Weaver, Administrative Specialist

Call to Order

The meeting was called to order by Co-Chair Hengen at 8:30 a.m.

Mr. Durfee read the following into the record:

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;

We are utilizing the Zoom platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through clicking on the following website address: <https://zoom.us/j/754076629>, or by dialing the following phone # 1-929-205-6099 and entering the password 754076629. For those calling in who want to provide public testimony, dial *9 to alert the host that you want to speak. The host will unmute you during the public hearing portion of the meeting.

b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using Zoom, and instructions are provided on the City of Concord's website at: <http://concordnh.gov/273/Planning-Board>

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;

If anybody has a problem, please call 603-225-8515 or email at: planning@concordnh.gov.

d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting; we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes taken during this meeting shall be done by Roll Call vote.

Approval of Minutes

Mr. Doherty moved to approve the minutes of May 5, 2020, as written. Mr. Gentilhomme seconded the motion. The motion passed unanimously.

Sign Applications

1. Concord Hospital requests ADR approval for the installation of a new internally illuminated wall sign,

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a new internally illuminated monument sign, and the relocation of a non-illuminated freestanding sign at 116 Langley Parkway in the Institutional (IS) District.

Jay Gemmiti represented the application.

Mr. Gemmiti explained the first sign application is for signage for the new building where Concord Orthopedic Surgery Center will reside. The building is designed as a condominium and Concord Orthopedic Surgery Center will be located on the lower floor. The proposed sign is a 12 foot by 8 foot building sign with each letter individually pinned to the building. The sign is located at the first floor level right above entrance, which is the lower ground level. The sign is intended for directional use for access to the surgery center as well as branding for the business.

Mr. Durfee stated that the building sign will require a Conditional Use Permit as it is over 25 feet high. Mr. Gemmeti stated that this area is has a steep grade and the building is also setback with a parking area out front.

Mr. Gemmeti stated that the second sign application is for a new monument sign to be placed at the south side of the parking lot. The face of the monument sign is the same on the back side and will be positioned so that it can be read by traffic on both sides as there are two entrances on the campus.

Mr. Durfee noted that a variance is also required for this sign as it is also proposed to be internally illuminated.

Mr. Doherty commented that he appreciated the monument sign with the curve; it is a great tie back to the building. Nice to see the sign and building have characteristics that match.

Ms. Hengen asked about other internally illuminated signs on the campus. Mr. Gemmeti stated that the other internally illuminated signs on the campus are the sign at the Payson Cancer Center, which faces Pleasant Street, the sign at the visitor's entrance, and the 4-way directional sign. All other signage is externally illuminated.

The third sign is a directory sign at the entrance. Mr. Gemmiti stated that the proposed sign will replace two existing signs that are worn. The new signs will be more modern.

Members commented about the appearance of overcrowding on this sign. Lengthy discussion ensued. It was suggested that the sign be simpler or reorganized. Mr. Gemmiti stated that there is a need for this sign and he explained some traffic issues that have occurred. Mr. Gentilhomme suggested increasing the signs size and each successive line be indented to decipher the text. Mr. King suggested adding a bullet in front of each location to help separate.

Mr. King made a motion to recommend approval of the directory sign, as submitted, with the recommendations to increase the sign height to 20 square feet in order to make the sign read more clearly and legibly; list the items into categories as follows: Concord Hospital, Memorial Building, Pillsbury Building, leave a space, continue list as follows: Learning Center, Granite Ledges, Encompass Health, leave a space, add Hospital Receiving; all changes to be provided to staff for review. Mr. King seconded.

The motion passed unanimously with a roll call vote as follows:

Ms. Hengen – in favor
Mr. Doherty – in favor
Mr. King – in favor
Ms. Tomas – in favor
Mr. Gentilhomme – in favor

Mr. Doherty made a motion to recommend approval of the monument sign as submitted, noting that there is a variance pending. Mr. King seconded.

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The motion passed unanimously with a roll call vote as follows:

Ms. Hengen – in favor
Mr. Doherty – in favor
Mr. King – in favor
Ms. Tomas – in favor
Mr. Gentilhomme – in favor

Mr. Gentilhomme made a motion to recommend approval of the building sign as submitted. Ms. Tomas seconded.

The motion passed unanimously with a roll call vote as follows:

Ms. Hengen – in favor
Mr. Doherty – in favor
Mr. King – in favor
Ms. Tomas – in favor
Mr. Gentilhomme – in favor

2. Landmark Sign, on behalf of Genesis, requests ADR approval for the replacement of four monument signs at 227 Pleasant Street in the Institutional (IS) District.

Mr. Durfee stated that there are a number of issues with this application. There may be a variance necessary for this sign due to the proposed size.

Mr. King made a motion to table the application, pending additional information. It was noted that there are many signs at this location and they all could be larger. Mr. Doherty seconded.

The motion passed unanimously with a roll call vote as follows:

Ms. Hengen – in favor
Mr. Doherty – in favor
Mr. King – in favor
Ms. Tomas – in favor
Mr. Gentilhomme – in favor

3. Eric Stephens requests ADR approval for the installation of a new externally illuminated monument sign at 63 Bog Rd. in the Residential Open Space (RO) District.

Eric Stephens and Justin Stephens represented the application.

Mr. Justin Stephens stated that they have received Planning Board approval for a wedding and event venue, The Barn at Bull Meadow. He stated that the driveway to the structure is ¼ mile long. They are looking to add a sign for the business and the proposed sign is in compliance for all the requirements for the residential district. The proposal is a sign design that is similar to the design of the barn; black, powder coated steel and wood posts. The placement of the sign is more towards the east as they feel this will be the direction for the majority of the traffic; however, the sign can be seen from the west. The sign sits off Bog Road approximately 10 feet. The sign will be externally illuminated by solar lights as there is no electricity to the road and would be very costly to bring electricity to the road.

Mr. Doherty stated he appreciated the proposal and the sign design.

Mr. King commented the text appears crowded. He suggested making the barn smaller and/or bring the letters down more to allow “The Barn At” to show better. He added that the black steel brackets in the corners of the posts may make the corners disappear from the distance. Mr. Stephens stated that he could reduce the size of the steel bracket, which would expose the wood more in the corners.

Mr. King made a motion to recommend approval, as submitted, and if the applicant were going to incorporate any of the recommended changes, they should be changed prior to the planning board meeting and provided to staff. Mr. Gentilhomme seconded.

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The motion passed unanimously with a roll call vote as follows:

Ms. Hengen – in favor
Mr. Doherty – in favor
Mr. King – in favor
Ms. Tomas – in favor
Mr. Gentilhomme – in favor

Building Permits in Performance Districts

1. PS Construction, on behalf of Patriot Investments, request ADR approval for a façade renovation at 4 Park Street in the Central Performance Business (CBD) District.

Paul Stauffacher of P.S. Construction represented the application along with Susan Whittemore Chrabdowski of Patriot Investments.

Mr. Stauffacher described the current condition of the building. He explained that the stucco on the back wall and is failing. The intent is to repair the stucco, add insulation, and then cover with brick veneer. There will be a gray mortar in between the bricks, which are approximately 3½ inches thick. He explained that the wall currently has two bump-outs that look like vertical lines. The bump-outs will remain but be replaced with the brick.

Discussion ensued regarding the elevations. Mr. Stauffacher explained that the top of the brick will be the same height as the parapet; the north and west side are both at the same level. He noted that there will be an offset off of the corner so the brick can have a finished face.

Mr. Gentilhomme made a motion to recommend approval as submitted. Ms. Tomas seconded.

The motion passed unanimously with a roll call vote as follows:

Ms. Hengen – in favor
Mr. Doherty – in favor
Mr. King – in favor
Ms. Tomas – in favor
Mr. Gentilhomme – in favor

Other Business

Concord Hotel, 11 South Main Street

Mr. Durfee provided an update for the lighting on the Concord Hotel. He stated that he has observed the lighting utilizing the break metal and it appears the break metal is functioning properly.

Ms. Hengen stated that she has received some comments from residents regarding the impact to the night sky. Mr. Durfee stated that both the lighting and saturation can be adjusted. Staff has suggested that the hotel hire a lighting professional.

Members

Mr. Doherty asked if there has been any progress on finding a member to the Committee with lightening experience. Mr. Durfee replied that he does not have anything to report.

Adjournment

Mr. King made a motion to adjourn. Mr. Gentilhomme seconded. The motion passed unanimously at 9:53 a.m.

Respectfully submitted,
Lisa Fellows-Weaver
Administrative Specialist