

**City of Concord, New Hampshire**  
**Architectural Design Review Committee**  
**October 12, 2021 Minutes**

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on October 12, 2021 in the 2nd floor conference room at 41 Green Street.

Attendees: Co-Chair Elizabeth Durfee Hengen, Members Ron King, Margaret Tomas, Zarron Simonis, and Timothy Thompson.

Staff: Sam Durfee, Senior Planner  
Ernie Creveling, Zoning Administrator  
Bob Nadeau, Code Inspector

### **Call to Order**

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

### **Approval of Minutes**

Mr. Thompson moved to approve the minutes of August 31, 2021, as submitted. Ms. Hengen seconded the motion. The motion passed unanimously.

### ***Sign Applications***

1. Philadelphia Sign Co., on behalf of Citizens Bank, requests ADR approval for the replacement of an internally-illuminated freestanding sign, and two internally-illuminated wall signs at 188 Loudon Road in the General Commercial (CG) District.

No one was present to represent the application.

Mr. Durfee provided an overview of the application explaining that the proposal is an update to existing signage. Ms. Hengen expressed concern that the sideways text on the freestanding sign may be difficult to read for some drivers. Other members liked the text as presented.

Mr. Thompson made a motion, second by Mr. King, to recommend approval of the three signs, as submitted.

The motion passed unanimously.

2. Sundance Sign Co., on behalf of Bed, Bath and Beyond, requests ADR approval for the replacement of an internally-illuminated wall sign, the installation of a temporary banner, and the replacement of an internally-illuminated freestanding sign panel, at 10 Loudon Road in the Gateway Performance (GWP) District.

### ***Building Permit Applications in Performance Districts***

1. Sundance Sign, on behalf of Bed, Bath and Beyond requests ADR approval for the renovation of a portion of the façade at 10 Loudon Road in the Gateway Performance (GWP) District.

Items 2 under Sign Applications and 1 under Building Permit Applications in Performance Districts were heard at the same time.

Mike Leary of Sundance Sign Co. represented the application.

Mr. Leary explained that the intent of the application is to update the façade behind the wall sign from a tile-like appearance to blue EIFS. The sign lettering will be removed and then reinstalled once the façade work is completed. Mr. Leary added that an application for a temporary banner is before the Committee so that the store can still be identified while work is being done. In addition to the wall sign, the panel on the freestanding sign is being updated with a darker blue background.

Members commented that the measurements on the drawing of the sign panel are incorrect and should be corrected from 130 5/8" by 165" to 30 5/8" by 165". Mr. Leary agreed.

**City of Concord, New Hampshire**  
**Architectural Design Review Committee**  
**October 12, 2021 Minutes**

Ms. Tomas made a motion, second by Mr. Thompson, to recommend approval of the sign panel as submitted provided the measurements reflect the sign design as presented on sheet 6 of the packet.

The motion passed unanimously.

Mr. Thompson made a motion, seconded by Mr. King, to recommend approval of the banner as submitted on the condition that the permit be revoked once the permanent sign is installed.

The motion passed unanimously.

Mr. King made a motion, seconded by Mr. Thompson to approve the wall sign and façade change as submitted.

The motion passed unanimously.

2. The Granite Group Inc. requests an amendment to a previous ADR approval for the construction of a new air lock entry to the north side of the building located at 6 Storrs Street in the Opportunity Corridor Performance (OCP) District.

John Verreault of ProPartners represented the application.

Mr. Durfee provide a history off the application stating the Committee had approved the barrel-style vestibule roof back in March of 2021. The Applicant is now before the Committee to request a change to a different style roof.

Mr. Verreault explained that the roof contractor has stated the barrel-style roof would be very timing consuming and expensive to install and that Granite Group's preference is the gable-style roof.

Mr. Thompson made a motion, seconded by Mr. King to approve the gable roof as submitted with the condition that the sign shown on the drawing come back to ADR for review and a full sign application.

The motion passed unanimously.

**Adjournment**

Mr. Thompson made a motion to adjourn. Mr. King seconded. The motion passed unanimously at 8:55 a.m.

Respectfully submitted,  
Sam Durfee, AICP  
Senior Planner