

City of Concord, New Hampshire
Architectural Design Review Committee
January 31, 2023 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on January 31st, 2023 in City Council Chambers, in the Municipal Complex, at 37 Green Street.

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

Absent: Zarron Simonis

Staff: Heather Shank, City Planner
Beth Fenstermacher, Assistant City Planner
Alec Bass, Senior Planner
Alicen Twardosky, Administrative Specialist
Bob Nadeau, Code Inspector

Call to Order

1. Beth Fenstermacher called the meeting to order at 8:32 a.m.

Approval of Minutes

2. Mr. Thompson moved to approve the minutes from the of December 6, 2022 meeting as submitted, seconded by Co-Chair Hengen. All in favor. The motion passed unanimously.

Mr. Thompson moved to approve the minutes from the January 3, 2023 meeting as submitted, seconded by Mr. King. All in favor. The motion passed unanimously.

Sign Applications

3. Robyn Casey, on behalf of Capital Hotel Company, requests ADR approval for replacement of a 72.05 sf internally illuminated wall sign and an 88.1 sf internally illuminated panel in a freestanding sign at 4 Gulf Street in the Gateway Performance (GWP) District. Reference ZBA Case 62-2005 for variance to allow 26' sign height.

Robyn Casey (KC Signs) represented the application.

Mr. King made a motion, seconded by Mr. Thompson, to recommend approval of the signs as submitted. All in favor. Motion passed unanimously.

4. Robyn Casey, on behalf of Duprey Hospitality, requests ADR approval for replacement of a 73.27 sf internally illuminated wall sign, replacement of an 88.43 sf internally illuminated free standing sign and replacement of an 80 sf internally illuminated monument sign at 91 Hall Street in the Opportunity Corridor Performance (OCP) District. Reference ZBA Case 16-2010 for variance to allow 2nd freestanding sign and increased area.

Robyn Casey (KC Signs) represented the application.

Mr. Gentilhomme made a motion, seconded by Mr. King, to recommend approval of the signs as submitted. All in favor. Motion passed unanimously.

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5. Mary Stanton, on behalf of Cafua, requests ADR approval for replacement of a 15.6 sf internally illuminated wall sign, a new 20.7 sf non-illuminated wall sign, replacement of a 46 sf internally illuminated panel in a freestanding sign, and a new 19 sf non-illuminated wall sign at 98 Fisherville Rd in the General Commercial (CG) District. Additionally, replacement of sign changes to existing directional signs, a new non-illuminated gateway vehicle height detector and an illuminated drive thru canopy sign.

Scott Stanton (Dasco Signs) represented the application.

In response to Mr. King's questions, Mr. Stanton clarified that the sign will be mounted on the existing mount, and not be higher.

Mr. King made a motion, seconded by Mr. Gentilhomme, to recommend approval of the signs with the stipulation that the freestanding sign have an opaque background behind the white so that only the lettering is illuminated. All in favor. The motion passed unanimously.

6. Lauren Delarda, on behalf of Crumbl Cookies, requests ADR approval for a new 16 sf internally illuminated wall sign at 98 Fort Eddy Rd, in the Gateway Performance (GWP) District.

Keith Dubois (Viewpoint Sign and Awning) represented the application.

The color of the sign and lettering cause concern on whether or not the lettering would be visible. Mr. Gentilhomme feels the sign should be designed to get people's attention and this one doesn't do that. Co-Chair Hengen thinks an outline around the letters, possibly black, would help the lettering be more visible.

Mr. Thompson made a motion, seconded by Mr. King, to recommend approval of the sign with the stipulation that the letters be trimmed in black. All in favor. The motion passed unanimously.

7. Jason Gagnon, on behalf of Michael Cail, requests ADR approval for a new 36 sf internally illuminated free standing sign, a new 65.6 sf internally illuminated wall sign, a new 35.4 sf internally illuminated wall sign and a new 19.9 sf internally illuminated wall sign at 134 Manchester Street, in the Highway Commercial (CH) District.

Amanda Osmer (Grappone Mazda) and Jason Gagnon (Sousa Signs) represented the application.

Mr. Gagnon reviews the project to be that of a new building with three LED letter set signs on the wall and one double faced pylon street sign. There was unclarity as to whether or not there will be landscaping at the base of the pylon sign. Ms. Osmer stated that she believes it is just grass along the street. Co-Chair Doherty wants to be sure ambient light / glowing on the side rails of the pylon sign is limited to avoid distraction for drivers. Mr. Gagnon will recommend that the lighting not exceed 2K lumens and also stated that there is a chrome vinyl on the inside that will also tone the brightness down.

Ms. Tomas made a motion, seconded by Mr. Thompson, to recommend approval of the sign with the stipulation that the side-rails on the pylon sign have 2K LED lighting or less with the intent to provide a soft glow. All in favor. The motion passed unanimously.

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Major Site Plan Applications

8. Northpoint Engineering, LLC, on behalf of United Therapeutics Corporation, requests ADR approval as part of a Major Site Plan and Conditional Use Permit (CUP) application for construction of a new building to be used as a corporate aircraft hangar, conference room and pilot lounge area at 65 Airport Rd in the Industrial (IN) District. (2022-82)

Jason LaCombe (SMP Architecture), Evan Herron (Silver Maple Construction), and Ian McGregor (Northpoint Engineering) represented the application.

This structure is being constructed as a private hangar for the corporation's jets; they are constructing the hangar to accommodate up to 5 jets due to a growing number of employees and operations in the northeast. This primarily mass-timber structure will be a 35,000 square foot hangar with glulam trusses, prefabricated panels, and a mass timber hybrid teardrop truss primarily to address the spans of 210 feet. The designers opted for environmentally friendly, carbon neutral, materials rather than cost savings. The siding is called Richlite, a pressed wood panel. There is a kitchenette but no meeting spaces. The entire building is insulated with R50 value insulation for the walls and R60 value on the roof. This hangar will be the first one on the east coast to implement a fire suppression system that is comprised of an in-floor drainage / flushing system that senses leaks and flushes them to an exterior drainage tank as well as an overhead sprinkler system, as opposed to fire retardant foam throughout the structure. The hangar doors and panels on the upper side are translucent kalwall panels, a material that allows daylight into the hangar but not able to be seen through for security purposes. They are going before the ZBA tomorrow evening for variance to allow for a height 3 ft above what is allowed by right.

Co-Chair Hengen made a motion to approve the design as submitted and offer design review support for the variance request for additional height, seconded by Mr. King. All in favor. The motion passed unanimously.

9. Andy Sanborn, on behalf of Big Step, LLC, requests ADR approval as part of a Major Site Plan approval for a charitable gaming hall and restaurant at 7 Break O' Day Drive in the Gateway Performance (GWP) District. (2022-59)

Andy Sanborn (Concord Commitment LLC / Big Step LLC), Nick Golon (TFMoran), and Jeremiah Goulet (Banwell Architects) represented the application.

Mr. Golon gave a site and landscape element update. Last meeting with ADR was in September of 2022. They have been working with the fire department and City Staff to be sure that the elements of the site and egress were appropriately met. This phased development will include a sit-down restaurant, lounge, charitable gaming hall, brew pub, hotel, conference center, and events area. The first phase includes the 24,000 square foot gaming hall, lobby and lounge, and 8,500 square foot sit-down restaurant and brew pub. Site lines and landscape elements have been addressed to include a secondary (gated) means of access for emergency vehicles as well as connecting an additional access drive. They have also increased the parking lot perimeter buffer from 5 ft to 15 ft. They doubled greenspace to just over 10% and gone to a conservation seed mix for disturbed areas to help with ecology. They have also added vegetation, shrubs, and trees to the parking lot perimeter, paying careful attention to not impede lighting. Due to the landscaping requirements, there is limited snow storage on site so it may have to be removed off-site. The elevational change, utility lines, and wetlands on the east side of the site (Break O'Day Drive) do not allow for planting a buffer to screen from I-393. Run-off drains to a detention area the south east of the property. This is being planted with

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a natural wildflower seed approved by the Natural Heritage Bureau. Mr. Golon noted that the Planning Board approved the Comprehensive Development Plan on January 18th.

Mr. Goulet spoke to softening the façade while maintaining the mill-building look. There will be shadow lines to encourage the industrial feel, with some timber and steel elements at the entrance. Parts of phase two will include modifications and build outs on the east and west sides. The developers have received an acknowledgement (not approval) from NHDOT regarding regrading a portion of the 393 right of way. The Commissioner has provided a checklist of requirements. They are aware that they need to provide that 15-foot buffer and the new renderings will show their design. The developer wants high visibility from 393. The developers are proposing to lower the berm along 393 to increase the site line into the property.

Co-Chair Hengen feels we are looking at plans that are predicated on future phase. She encourages them to find other ways of handling the warehouse looking façade on the east and west sides. Mr. Sanborn proposed a mural. The board is more in favor of the mural than planting trees. Mr. Gentilhomme likes the idea of the mural and feels it will attract people if done properly (theme, color, size). Ms. Shank suggested the appearance of windows or breaks in the building with materials or colors. The Committee would like the upper windows to be the same size as the lower windows on the southern façade. Mr. Doherty would like to see more artistic flare. Ms. Shank voices appreciation for the care Mr. Sanborn is taking in paying homage to NH but feels, right now, the concern of the people is lighting and signage. She says maximize on the building so that the sign can be simple.

Ms. Shank feels a mural is part of the approval process for ADR and combining that with the sign application could be the next course of action. When returning, bring in samples of the cornice materials and brick. An external muntin grid should be considered for the windows. The sills will be made of cast stone.

Mr. Gentilhomme made a motion to recommend approval with the stipulations that (1) The row of upper windows be the same width as the lower windows on the south elevation and (2) That when the applicant comes back to submit the sign permit application for review that they also submit conceptual ideas for dealing with the east elevation in the form of murals or different color panels, etc.

Mr. Gentilhomme withdraws his motion after discussion.

Ms. Tomas would like the windows on the north side to be replaced with ones that match the size of the south side. Traveling west, this side is seen.

Co-Chair Hengen made a motion, seconded by Mr. Gentilhomme, to recommend approval of the design with the stipulations that (1) The second story windows match the width of the first floor on the south elevation, (2) That there be external muntin in the window openings, (3) That the east elevation needs further development in terms of design, (4) That this should come back before ADR (5) That a mural would be one alternative to explore, (6) The north elevation, which is quite visible from 393, incorporate industrial fenestration similar to the south elevation, (7) The drawings will be noted with sill material. Mr. Thompson suggested the sign package to come back when they return to ADR after attending the Planning Board meeting. Being a suggestion, the sign application will not hold up the process. All in favor. The motion passed unanimously.

10. Hayner/Swanson, LLC, on behalf of Brady Sullivan Properties LLC, requests ADR approval as part of a Major Site Plan and Conditional Use Permit (CUP) application for conversion of existing buildings

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into an 80-unit multifamily complex at 11 Stickney Ave in the Opportunity Corridor Performance (OCP) District. (2022-78)

Tom Zajack (Hayner Swanson) and Chris Lewis (Brady Sullivan) represented the application.

This project has received approval for subdividing the former DOT highway garage site into 2 lots. All the buildings will remain. The current plan shows 178 parking spots. They are coming down from that to 160, and losing about an acre of pavement to afford more greenspace. This leaves the development right at the required two spaces per unit. Most of the project will be one story living to include loft space, with the exception of the entrance building facing Stickney Ave. which will have six second floor units. Buildings A through I include (9) one, (48) two, and (23) three-bedroom units.

Access to the site will be off Stickney Ave. An existing curb cut in the front has been eliminated. Mr. Lewis stated that this is a historical tax credit project. All design elements go through the National Park Service (NPS) due to historic preservation requirements. The big development tasks at hand are the demo and removal of mechanical systems, with a focus on the restoration of the brick work and concrete, and new windows and roofing. They intend to propose new windows. NPS is stringent on how they work with current architecture. Siding is proposed as hardy siding, similar in look to what is there now. Awnings will be a simple eyebrow shape at each of the main entrances. There will be an entrance sign at the main entrance. No monument or roof signs will be included. They are keeping the sign that says Department of Transportation.

Co-Chair Hengen and Mr. King voice concern regarding the light pole height in the parking lot being so high. Being pedestrian use, they should be lowered. The Committee is encouraged by this project being overseen by the Park Service, raising the rehab and preservation standard.

Mr. King notes the lack of friendliness of the site, people are looking out of their windows onto pavement and parking. More landscaping is suggested, expanding family friendly areas. Consider the degree of privacy with the huge windows and provide landscaping to offset this. g

Co-Chair Doherty was concerned about the size of the windows in the smaller buildings. He felt that these should be enlarged and questioned whenr NPS would agree to that change due to the use as residential. He stated that the building seems more like a highway hotel. Mr. Lewis noted that the property came with a preservation easement from DOT. He stated that they were restricted on certain aspects like windows due to the NPS requirements, though they would look into whether the windows could be made larger. He also noted that historic buildings allow leeway with windows not being in each bedroom. Co-Chair Doherty feels there is great natural light in the big building, but it needs more landscaping around the perimeter, and the height of the parking lot lighting should be reduced to accommodate the residential nature and purpose of the area.

Co-Chair Hengen made a motion to recommend approval of the project with the stipulations that the developers explore increasing the amount of natural light into secondary wooden buildings; (2) different lighting fixtures are used in the parking area to be more pedestrian friendly; and plantings and greenspace are increased within the site. Mr. Thompson seconded.

Ms. Tomas does not find the area to have enough kid-friendly space or open space appropriate for families. Mr. Lewis found in his research that families are just starting out or downsizing and this design accommodates that. Ms. Tomas noted that since there will be 2 and 3 bedroom apartments, there will be families. The Committee proposed adding more open space for play areas. The

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developers will consider consolidating the patio area on one side of the main building and expanding the open greenspace on the other side.

Co-Chair Doherty opposed the Committee's motion to recommend approval and would like to see them come back.

Co-Chair Doherty made a motion, seconded by Ms. Hengen, to strike the last motion made by Co-Chair Hengen from the record. Motion passed five to one with Mr. Thompson voting to deny.

A new motion is made by Co-Chair Hengen, seconded by Mr. Gentilhomme, to recommend approval of the project with the stipulations that you return after addressing the following:

- (1) The developers explore increasing the amount of natural light into secondary buildings,
- (2) Redesign the lighting fixtures in the parking and patio areas to be more pedestrian scaled,
- (3) Increase the amount of landscaping and greenspace within the site.

All are in favor with the exception of Member Thompson. Motion passed.

Mr. Thompson and Co-Chair Doherty dismissed themselves. There was no longer a quorum.

11. SMRT Architects and Engineers, on behalf of the State of New Hampshire Department of Health and Human Services, requests nonbinding review under RSA 674:54 for a new two-story structure with a footprint of 31,115 sf for the purpose of a forensic psychiatric hospital at 36 Clinton in the Institutional (IN) District. Renderings from the 11/14/22 public meeting are included for additional graphics. (2023-86)

Ted Kupper and Keith Hemingway (State of NH Division of Public Works) represented the application.

These applicants are proposing a 24-bed forensic hospital directly adjacent to the current NH hospital, connected at the entrance. This hospital will be constructed specifically for involuntarily committed patients in response to current concerns that the secure psychiatric unit at the prison is not adequate for these patients. The location will offer symbiosis between the NH hospital and this proposed hospital. The building will require elimination of existing parking spaces; however, they have studied the entire campus and determined there is sufficient parking within a short walk. They are not proposing new parking, but as an option have proposed expanding a nearby existing parking area.

The developers took into consideration material, textures, and colors from the existing facility to match the new. The façade will have grey veneer stone and wood veneer paneling. There will be stepped retaining wall along the southern façade with landscaping. The low retaining walls will be made of landscape stone (segmental wall made out of cementations material). Evergreens are being proposed for the area between the three abutting homes and this facility for coverage during the winter months. No evergreens were planted on the grounds because they tried to keep to the native trees and fear of overgrowth close to the courtyard. Limited space around the driveway loop makes no room for trees to be planted. Ms. Tomas and Mr. Gentilhomme suggested planting trees in the greenspace toward the east.

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This being an RSA 674:54 presentation, no motions were made. The Applicant will submit a link to public outreach sessions that concentrate on the architecture to Ms. Shank to share with the committee.

Adjournment

The Committee dismissed at 10:57 a.m.

Respectfully submitted,
Alicen Twardosky
Administrative Specialist

The next meeting will be held on February 28th, 2023