

City of Concord, New Hampshire
Architectural Design Review Committee
March 5, 2024 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on March 5, 2024 in Council Chambers, at 37 Green Street.

Attendees: Co-Chair Jay Doherty, Co-Chair Elizabeth Durfee Hengen, Members Douglas Proctor, and Alternate Member Amanda Savage

Absent: Ron King, Zarron Simonis, and Claude Gentilhomme

Staff: Alec Bass, Senior Planner
AnneMarie Skinner, Acting City Planner
Krista Tremblay, Administrative Specialist II
Brian Tremblay, Code Inspector

Call to Order

1. Co-Chair Hengen called the meeting to order at 8:30 a.m.

Approval of Minutes

2. On a motion made by Co-Chair Doherty, seconded by Ms. Savage, the committee voted to approve the minutes from the February 6, 2024 meeting. All in favor. The motion passed.

Old Business

3. The Concord Hotel – Lighting Trial Test

Jamie Simchik discussed the lighting test.

Co-Chair Hengen went through a series of tests over the last few weeks and hopes that the committee had a chance to see most of them. Co-Chair Hengen asked if Mr. Simchik had any explanation of the test before they discuss feedback.

Mr. Simchik tried to showcase lighting and is happy to do again in the future.

Co-Chair Hengen stated we appreciate Mr. Simchik working with Architectural Design Review Committee and the City for options.

Co-Chair Doherty seconded and thanked Mr. Simchik. He stated it was helpful to drive around and experience it rather than just viewing photos. Co-Chair Doherty said it was good to see in different tests and could feel the difference in the City.

Co-Chair Hengen stated that it appears there is no pure white and it is just an amalgam of the other colors.

Mr. Simchik stated he believes their lights only have red, blue, green (RGB) capabilities, but has reached out to their manufacture asking about RGBW or RGB WW. He cautioned a pure white may be very noticeable, but would be willing to set up a test, if it is found out they have the ability to display a pure white.

Co-Chair Doherty agreed the white created by RGB blend is not a true white, and looks out of place with all the other white light in the area. When looking at the color diagram provided to the committee, it shows RGB and there is no W next to it, leading him to believe it will not be an option.

Mr. Simchik stated those were from a website swatch of the colors. When he goes into his platform he can do hex values and he can do RGB. Mr. Simchik stated as soon as he hears back he will let them know about that.

Co-Chair Doherty stated it is fine when they look at the cornices and especially when trying to simulate white and not a true white you can see there is a hue that changes across the cornice it

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almost changes from a pink to a blue almost. When looking at the last photo you can see it is not a true white. The white was not successful because it is not a true white.

Co-Chair Hengen felt the white was harsh.

Mr. Simchik stated that is why they have stayed away from that.

Co-Chair Hengen asked if there was a way to make the white warmer.

Mr. Simchik stated he can ask the question.

Mr. Proctor stated the white they tried to do does not bother him. He is aware it is on the blue range.

Co-Chair Doherty stated in his mind he thought it was pleasant until when he walked it and felt different. The color of the blue versus the sconces seems so different.

Co-Chair Hengen discussed the focus of the lighting options. The cornice will be lit in some fashion. The goal is to have a color or colors over different nights that works for hotel and tie into the streetscape on Main Street. They are all in favor of adding light, vitality, and sense of vibrancy.

Mr. Proctor stated there are two different issues - the intensity and the color schemes, which are based on the weather, blue or red.

Co-Chair Doherty asked Mr. Bass to read the previous Planning Board approval.

Mr. Bass stated condition (b) was the default up-lighting scene with colors lit as to weather conditions which may be superseded by colors for special events.

Mr. Proctor asked what is the frequency as the weather happens every day.

Co-Chair Doherty stated maybe they need to define special event.

Co-Chair Hengen asked is it every race that starts in front of the capital or is it i- town events that occupy more of Main Street?

Co-Chair Hengen stated when she walked Main Street at night, not present for red or blue test, the white felt like a disconnect. All of the other white downtown is at ground level. She felt the blues or the reds with deeper intensity harkened back to other colors on Main Street.

Mr. Proctor asked if there is a way to bring down the intensity?

Mr. Simchik stated they had it at 50%. Mr. Simchik stated the lights start to flicker when you bring them down.

Co-Chair Doherty stated the Planning Board recommendation was 20% lighting.

Mr. Bass clarified original approval was 20% intensity.

Co-Chair Hengen asked about the tests and looking at 50% and 20% would be less intense?

Mr. Proctor stated it sounds like he might not be able to get to 20%.

Mr. Simchik stated they did do 20% and they moved up to 50% was in response to how the red felt more muted.

Co-Chair Doherty wanted to discuss blue. The deep blue felt really good as you were walking downtown.

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Mr. Simchik would say in where might find more success is in darker colors. He is happy to work on that and might need some time. Mr. Simchik feels the darker color is the answer instead of the intensity.

Co-Chair Doherty asked if they took the darker color and the Planning Board has already set the 20% is there a way to test that to see if it starts to flicker? Co-Chair Doherty does not want to go against the Planning Board and that they already set to 20%.

Mr. Simchik stated the RGB values are independent of the percentage and they could do that.

Co-Chair Doherty would like to see the deeper colors at 20% to see if flickers. It is something he would like to see and have another test. Co-Chair Doherty asked to see if the red from February 21 at 20% flickers.

Co-Chair Hengen stated yes and asked to do more testing.

Mr. Simchik stated they can do more testing. However, he asked the committee if the desire is to make a good faith effort and does not want to be backed into a corner to have limited functionality. If they get emails about being too bright they will go darker. He stated he is sensitive to what the final recommendation will be from the committee.

Co-Chair Doherty asked if the 19th is their standard and it is either dashed or solid blue. What if that is the standard blue with the less intensity?

Mr. Simchik wanted to make sure they are discussing the same blue. He asked if the 00111 at 20%?

Co-Chair Doherty stated yes.

Mr. Simchik stated he can do that tonight or set a schedule.

Co-Chair Doherty asked if that can be the default for the weather pattern at the moment when testing it out?

Mr. Simchik stated yes. They can change all of the blues and reds. For red it would be RGB 111,0,0 and for blue will be RGB 0,0,111. He asked to give today to program and can start tomorrow.

Ms. Savage following the recommendation of the 20% and now seeing it with the deeper red and deeper blue at 20% this will be the final step. Everyone wants to move forward. Ms. Savage wanted to be clear on the white color. Is the white too bright or too different than the static lighting that is on the façade?

Co-Chair Hengen was hearing that they felt white was harsh and not successful because it is not a pure white. It really was not a color that works in this application and staying with the other colors is better.

Mr. Simchik wanted to know if for 4th of July can do red, white, and blue? They can work on getting a calmer white?

Co-Chair Hengen stated yes and they approval is for multiple colors.

Ms. Savage stated it seems appropriate for 4th of July to have the white in there.

Mr. Simchik stated they can tone down the red and a good more forward to make it subtler.

Co-Chair Doherty stated there is a holiday coming up, St. Patrick's Day, and asked if they can test green.

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Mr. Simchik will try the green at RGB 0,111,0 at 20%. Mr. Simchik stated he is happy to come to the committee and also answer emails to tweak as they go.

Co-Chair Hengen knows in the past there were people that looked on the downtown lights in general and the way lights have been and have asked if they need to be on all night. She stated that might not be an issue as they are toned down. When they turn the lights on does it have to be the entire cornice or is there a way the highway side could stay on and the other side off for residents after a certain hour?

Mr. Simchik stated he is actively working on this and coordinating with his electrician and vendor. Once he gets that ability he will be happy to share with the committee.

Co-Chair Doherty thanked Mr. Simchik and asked if they need to make a motion.

Co-Chair Hengen they need to send a message to Planning Board to let them know status.

Mr. Bass stated the previous Planning Board approval was 20% lighting intensity. The test was at 50%. Mr. Bass stated he thought Mr. Simchik stated he had limited RGB flexibility at the 20% intensity because it started to flicker.

Mr. Simchik stated he thinks if he is on the north side of the building that is the side that starts to flicker. He asked as this is being tested to let know if they see flickering to let him know. Also, he stated he has seen flickering on the north and south side.

Mr. Bass stated if they get the darker hues at 20% intensity they are meeting the condition. There is the default lighting scheme and that is superseded by special events. If they are working within those parameters this would not need to go back to the Planning Board unless they want to change one of these conditions, and Mr. Simchik would have to apply for an amendment to these previous conditions of approval.

Co-Chair Doherty stated if he does the 20% like it said and adjust the hues to the 111's. Also, if he could do St. Patrick's Day green to see how the green looks.

Mr. Simchik stated they will gradually try to make the colors darker for special event schemes. Mr. Simchik asked to be contacted if there are any issues. He thinks this all makes sense and will try to bring the colors down. They will work on phasing in darker colors.

Mr. Bass stated it is a great opportunity to continue to work with Main Street events.

Mr. Bass asked Mr. Simchik whenever he is able to set the default setting of the lights to 20% intensity with RGB values of 111 to please send an email and he will distribute it to the committee.

Sign Applications

4. Linda Harrington, on behalf of BGOOD, requests ADR approval for an existing 22.5 sf internally illuminated building sign, twelve (12) existing non-illuminated window signs of sizes 0.93 sf, 0.75 sf, 0.79 sf, and 1.1 sf, and six (6) existing non-illuminated awning signs of sizes 0.72 sf, 4.1 sf and 2.9 sf, at 10 Fort Eddy Road in the Gateway Performance (GWP) District.

No one is present for this application.

Mr. Bass stated these are existing signs that were discovered without permits. This application, then, is for code compliance.

Co-Chair Doherty stated he has no objections to this.

Ms. Savage made a motion to approve as submitted. Co-Chair Doherty seconded. All in favor. The motion passed unanimously.

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5. CED, requests ADR approval for an existing 36 sf internally illuminated building sign at 254 Sheep Davis Road in the Gateway Performance (GWP) District.

No one is present for this application.

Mr. Bass stated this is similar it is a previously non-permitted sign. To his understanding the signs in the windows are being removed. They are just keeping the building sign.

Co-Chair Hengen asked if this has an opaque background?

Ms. Savage asked if approving the Sylvania?

Mr. Tremblay stated yes, it is all one sign.

Ms. Savage asked behind the white background of the Sylvania is that opaque?

Mr. Tremblay stated it is opaque.

Co-Chair Doherty made a motion to approve as submitted with the understanding that the white behind the Sylvania is opaque. Mr. Proctor seconded. All in favor. The motion passed unanimously.

6. Harvey Signs, on behalf of Capital City Kia, request ADR approval for new 130 sf internally illuminated and 36 sf internally illuminated free standing signs at 158 Manchester Street in the Highway Commercial (CH) District.

No one is present for this application.

Mr. Bass stated they previously approved the building signs that were subject to ADR review. There are two new pylon signs before the committee today which needed zoning relief before coming to them.

Co-Chair Hengen asked about the second pylon sign and has a question. On the colors it talks about white illumination. She asked if anyone can interpret the specs?

Co-Chair Doherty noted it says a white paint gloss.

Co-Chair Hengen stated they have two signs and asked if anyone has comments on the first sign.

Ms. Savage stated she has no comments.

Co-Chair Hengen made a motion for approval of both signs with the stipulation that if the white on the second pylon sign is illuminated the background be opaque so the night rendering only illuminates letters. Ms. Savage seconded.

Mr. Proctor stated it says 3M vinyl illumination 7100k. Is the light coming from behind the letter of the white background? Is it making the black letter glow?

Co-Chair Doherty stated he thinks the light is the white paint.

Co-Chair Hengen stated since there is no one present to represent this application should they add that as a stipulation to the motion?

Mr. Bass stated it could be with the stipulation if the white is illuminated it has an opaque background.

Ms. Savage seconded. All in favor. The motion passed unanimously.

7. Lexie Nguyen, on behalf of Signature Nails & Spa, requests ADR approval for an existing 15 sf externally illuminated building sign and an existing 21.67 sf internally illuminated pylon tenant panel sign, at 89 Fort Eddy Road in the Gateway Performance (GWP) District.

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No one is present for this application.

Mr. Bass stated this is an existing non-permitted existing sign.

Co-Chair Doherty asked if the background is opaque?

Mr. Tremblay stated this one is transparent and not internally illuminated. It is externally illuminated by the top lights.

Co-Chair Hengen asked about the pylon sign.

Mr. Tremblay is not 100% sure the sign is opaque. He stated he thinks it is a white background.

Co-Chair Doherty stated the one on the building looks like there is a power box.

Mr. Tremblay stated he went by this morning to check it and it was not illuminated. He is not sure if there was power at one time. Mr. Tremblay stated he can verify that.

Co-Chair Hengen made a motion to approve both signs with the stipulation if the white on the either sign is internally illuminated the background be opaque. Mr. Proctor seconded. All in favor. The motion passed unanimously.

8. Sarah Leslie, on behalf of Luxe Nova Medical Aesthetics & Wellness, requests ADR approval for a new 19.1 sf internally illuminated pylon tenant panel and a new 14 sf internally illuminated building sign at 374 Loudon Road in the Gateway Performance (GWP) District.

No one is present for this application.

Co-Chair Doherty stated it is pretty straight forward.

Co-Chair Doherty made a motion to approve as submitted. Ms. Savage seconded. All in favor. The motion passed unanimously.

9. Advantage Signs, on behalf of Century 21 North East, requests ADR approval for an existing 1.25 sf externally illuminated free standing sign panel, at 46 Pleasant Street in the Civic Performance (CVP) District.

Josh Messinger (Advantage Signs) is present to present this application.

Co-Chair Hengen stated it looks like this is just a change of words.

Mr. Messinger stated that is correct. He noted the old name was Circa 72 and the customer asked to change the letters to North East.

Co-Chair Doherty asked if the letters stand out.

Mr. Messinger stated yes, they are a 1/2 inch thick.

Co-Chair Doherty made a motion to approve as submitted. Ms. Savage seconded. All in favor. The motion passed unanimously.

10. Keith Baribeault, on behalf of Staples, requests ADR approval for an existing 41 sf non-illuminated building sign, an existing 41.5 sf non-illuminated building sign and an existing 44 sf internally illuminated building sign at 76 Fort Eddy Road in the Gateway Performance (GWP) District.

No one is present for this application.

Co-Chair Hengen asked Mr. Tremblay if the UPS sign is also existing.

Mr. Tremblay stated yes, all three of them are existing.

Co-Chair Hengen asked if there is an opaque background?

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Mr. Tremblay stated he believes it does but not 100% sure.

Co-Chair Hengen asked if it is internally illuminated.

Mr. Tremblay stated yes.

Co-Chair Doherty does not love the UPS sign but it is centered and fine.

Co-Chair Doherty made a motion to approve as submitted with the understanding that the white on the internally illuminated sign is an opaque background. Ms. Savage seconded. All in favor. The motion passed unanimously

11. Rob Whiting, on behalf of H&R Block, requests ADR approval for an existing 9 sf internally illuminated window sign at 240 Loudon Road in the Gateway Performance (GWP) District.

No one is present for this application.

Co-Chair Hengen made motion to approve as submitted. Mr. Proctor seconded. All in favor. The motion passed unanimously.

12. Sousa Signs, on behalf of DSM MB II, LLC, requests ADR approval for a new 16.3 internally illuminated pylon tenant panel and a new 0.9 sf non-illuminated door sign at 14 Loudon Road in the Gateway Performance (GWP) District.

Jason Gagnon (Sousa Signs) presented this application.

Mr. Gagnon stated this project is a one part and two part. Salon Centric will be moving into a blank unit next to Foxy Nails & Spa. They will be going to zoning Board for a wall sign as they want something bigger than allowed. They are asking for approval to take a tenant panel and put vinyl graphics on to it. It will be a new 360 acrylic or lexan with translucent vinyl graphics. The purple is much darker. It will be dark and appear opaque. The door graphics are standard and white and purple. The design is their corporate brandings.

Co-Chair Doherty made a motion to approve as submitted. Mr. Proctor seconded. All in favor. The motion passed unanimously.

13. Advantage Signs, on behalf of WB4, LLC, requests ADR approval for a three (3) new internally illuminated building signs in the sizes of 50 sf, 50 sf and 41.64 sf, as well as a new 42 sf non-illuminated door sign at 2 Home Ave in the Opportunity Corridor Performance (OCP) District.

Josh Messinger (Advantage Signs) presented this application.

Mr. Messinger stated this is a mixed-use building. One side is Wilcox and Barton and the other 2 Home Fitness. The more prominent space is 2 Home Fitness. They went with channel letters. Wilcox & Barton will be on the 93 side of the building. They will opaque the white to see the night view.

Co-Chair Doherty asked if they are painting the building?

Mr. Messinger stated he does not believe so.

Ms. Savage asked if approving channel letters for Wilcox & Barton and the 2 Home Fitness?

Mr. Bass stated this submission for approval does not include the monument sign or one of the sides of the door.

Co-Chair Doherty asked if looking at the e sign down on the side of the door.

Mr. Messenger stated they are asking for b, c, d, and e.

Mr. Proctor asked about the white signs on the elevations will be black?

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Mr. Messenger stated it is just a night view.

Co-Chair Hengen asked if that is true for the ones flanking the doors?

Mr. Messenger stated those are not illuminated. The ones on the door are just window vinyl.

Co-Chair Hengen stated c is in two different locations over the door and in the gable.

Mr. Messinger stated they will be the same size. They are 5 x 10 cabinets.

Mr. Tremblay stated the two signs will be seen on the 93 side.

Co-Chair Hengen thinks it will be hard to see the word fitness from 93.

Ms. Savage stated she knows that is a fitness business. However, from the highway they would think it is a home store.

Co-Chair Hengen stated few people know Home Street exists because it is out of the way. She asked if this is their current logo?

Mr. Messenger stated yes, the owner of Wilcox & Barton owns 2 Home Fitness. It is a partnership together and they trying to maximize their signage.

Mr. Proctor asked if the name 2 Home Ave is the address?

Mr. Messinger stated yes, it is a play on the address. It is the name of the business.

Co-Chair Hengen stated they could consider making the word fitness larger.

Co-Chair Hengen made a motion to approve all four signs with the suggestion on the highway elevation they might want to explore enlarging the size of the word fitness to improve readability.

Co-Chair Doherty seconded. All in favor. The motion passed unanimously.

Building Permits in Performance Districts

14. Marc Alger, on behalf of Roy Donlon, requests ADR approval as part of a building permit application for exterior alterations and an awning at 63 Hall Street in the Opportunity Corridor Performance (OCP) District. (2024-009)

Marc Alger (Sullivan Tire), Stephen Swinamer (Sullivan Tire), and John Breuvan (Sullivan Tire) presented this application.

Mr. Alger stated their proposal is to redo the exterior. Currently it is vinyl siding. Mr. Alger asked Mr. Bass if the sign company is coming in next month?

Mr. Bass stated if they change the size of the sign previously approved, which he thinks they will, then it will need to come back to the committee.

Mr. Alger stated they are going to be using Hardie Plank siding. It is now vinyl. They will install new windows, drop them down, and enlarge. The windows and canopy will be a standard green. The existing soffit and fascia will be painted.

Co-Chair Doherty stated he appreciated them bringing in samples. He noted it looks like there is a green stripe and asked if that is paint.

Mr. Alger stated it is paint. It is like their logo on all the stores.

Co-Chair Doherty why is green stripe only on one side?

Mr. Alger stated the Sullivan Tire Retail is only going to be on the right. On the left side will be wholesale. On the last bay is a hairdresser and she is staying.

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Co-Chair Hengen asked if the window sash is a dark color?

Mr. Alger stated it matches the green.

Co-Chair Hengen asked if the garage doors are green.

Mr. Alger stated the garage doors are insulated and they are white.

Co-Chair Hengen made a motion to approve as submitted. Co-Chair Doherty seconded. All in favor. The motion passed unanimously.

Site Plan & Subdivision Applications

15. Wilcox & Barton, Inc, on behalf of Steve Duprey, is returning to Architectural Design Review to present the lighting package to be installed as part of the new construction and associated site development at 22 S. Main Street in the Central Business Performance (CBP) District. *Note: Signage will be submitted separately for design review. This application has already received Architectural Design Review approval. (2022-47)*

Jessica Jacobson (Wilcox & Barton, Inc) and Ken Sweeney (Exposure Lighting) presented the lighting package.

Mr. Sweeney stated the lighting is as basic as possible. They are at safe levels. The canopy light is directed down. There is RGB capability and they will stay with white. Everything is 3000k which is a mellow light instead of a glaring light. On the new building the lights over the doors and only other light is a couple sconces on the side of the alley. There are some recessed canopy lights on the front canopy and the back building. Mr. Sweeney stated those are the highest lights everything else is on the lower level.

Co-Chair Hengen asked for them to show where those lights would be located.

Ms. Jacobson stated if you are looking at the front building the canopy for the Friendly Toast and if go over to Duke's there is a canopy for that doorway. In the rear patio is where they are discussing the bollard lighting.

Co-Chair Doherty stated it would help if the rendering elevations were in the packet with heights and locations.

Ms. Jacobson stated they were all submitted as part of the site plan and because the architectural rendering where not changed for the lighting she is not sure why that did not carry through the package.

Ms. Skinner stated they were and because this was for lighting, the packet only included lighting.

Co-Chair Doherty stated the lighting is more than just photometric.

Ms. Jacobson stated it was all submitted together and could potentially pull up.

Mr. Proctor stated it could be located in a previous agenda.

Co-Chair Hengen stated what would help them work this through is to see the elevations, renderings, and then look at the fixtures.

Ms. Savage stated she knows they looking at things that are fixtures to the awnings. She asked if on the second floor there is a balcony and or rooftop. She asked if they discuss lighting for that as well. It is an elevated area that potentially could have some light pollution going up from an open balcony that is a restaurant and/or entertainment area. She does not see that in the plan. What if there is a canopy or strung lights is that part of this?

Co-Chair Hengen stated she would fully expect for that to come to the committee.

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Ms. Jacobson asked if they are asking about the second-story event space that is open area outside?

Ms. Savage stated right, because that could potentially have lighting that goes straight up. She noted the committee should know what the intent for lighting is for the open space area or balcony for events.

Ms. Jacobson stated that is a good question. As of right now this is for the exterior lighting for the first floor. The balcony is open air. This does bring in the interior design. The balcony fencing will have down cast sconces for safety. There will be some minor string lighting.

Co-Chair Hengen stated that almost falls into the definition of a roof top and they typically do look mechanical equipment and lighting because it is exterior and visible to the public.

Mr. Bass stated they came to the ADR Committee on January 2, 2024 and pulled up agenda item 13 from that meeting.

Ms. Jacobson showed where the lighting is in the rear. There is security fencing that closes the patio and provides area where the bollards can be lined up against.

Ms. Savage asked if there is lighting attached to the right of the building.

Ms. Jacobson said the lights for the doors is where it is proposed.

Co-Chair Hengen asked if they will be sconces?

Mr. Sweeney stated yes, towards the back of the building there are not sconces they are above the door itself. It is downcast. The fixture blend within the building. They are for performance and to provide required lighting.

Ms. Jacobson showed the look of the bollards and the sconces.

Co-Chair Doherty stated he read the meeting minutes for the last time they were there and did not approve. It was 5-1 not to recommend approval and they asked for a return for lighting, gate\ fence, and other things. However, the Planning Board did approve beyond the ADR Committee's recommendations.

Co-Chair Hengen asked if using one consistent design for the bollards?

Ms. Jacobson stated yes.

Mr. Sweeney stated the light source is in the top part and shining down.

Co-Chair Hengen asked if it is more of an interior glow?

Mr. Sweeney stated the top light is shining through the grids and gives a neat pattern on the ground.

Co-Chair Hengen asked if they are three feet or so?

Mr. Sweeney stated yes.

Co-Chair Hengen stated the grid is nice.

Mr. Sweeney stated the bollard are 42 inches at the most.

Co-Chair Hengen asked for detail on the sconce? To her understanding it will be on the building, on the alley side and a few on the back side of the building. Co-Chair Hengen asked if they will be doing sconces on the Carriage House?

Mr. Sweeney stated there is one at the door under the canopy.

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Co-Chair Hengen asked if all the same design.

Mr. Sweeney stated yes.

Co-Chair Doherty asked about the ability to change colors but will keep it white.

Mr. Sweeney stated yes.

Ms. Jacobson stated only one light fixture has that option.

Co-Chair Doherty asked which fixture has the option?

Ms. Jacobson stated it is the one in the canopy.

Co-Chair Doherty asked if there is a white diode in there or is it RGB similar.

Mr. Sweeney stated RGB similar. It is 3000k.

Co-Chair Doherty asked if simulating white and it is not a white diode?

Mr. Sweeney stated as far as he knows no but he would have to look at the spec sheet.

Co-Chair Doherty stated one of the spec sheets does and there are two options RGB and RGBW.

Mr. Sweeney stated it must be the RGBW.

Ms. Jacobson stated on spec it does show RGBW 30k.

Co-Chair Hengen stated their underline goal would be to have a white that is warmer and rather than a metallic white.

Ms. Jacobson stated that is the intention with this area to be inviting and have softer glows.

Co-Chair Hengen asked if the diner has existing lights that are being refurbished?

Mr. Jacobson stated that is a good question. She noted it is a full refurbishing and everything that is existing they are trying to maintain.

Co-Chair Hengen stated in the photos from January submission there are diner photos and she sees round globes as sconces attached to the front of the diner.

Ms. Jacobson stated that will be the intent with the four.

Co-Chair Hengen asked if they have seen the sconce yet for the alley?

Ms. Jacobson showed the sconce.

Co-Chair Hengen asked if a small black panel and the larger rectangle in black is what?

Ms. Jacobson stated it is somewhat welded to the square of the sconce that hangs down. So the actual lighting will fall down the between the rectangle of the larger one.

Co-Chair Hengen asked if that it is decorative?

Mr. Sweeney stated yes, it is to go along with the bollards to have the same look.

Co-Chair Hengen stated they have looked at the bollards, sconces, back door security lighting, the underside of the front cornice over hang of the first story.

Ms. Jacobson stated and the Carriage House as well the two canopies are the same.

Co-Chair Hengen asked if there is anything else to see in the packet that they have not seen?

Ms. Jacobson stated no.

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Co-Chair Hengen stated the only thing they have not seen is what happens at the second level and third level where there are the open deck areas.

Ms. Jacobson stated the rooftop event space and the partial balcony.

Mr. Proctor stated page 19 shows those spaces.

Ms. Jacobson the intent is to have string lighting and the black post and glass will have a little of a black down light. This is not a part of the light packet reflecting now.

Co-Chair Hengen will create a motion that reflects that they would need to be looked at. Co-Chair Hengen asked to confirm the diner that they will be using the existing historic lights.

Mr. Proctor asked if there will be neon on the diner?

Ms. Jacobson said they are coming back for signage and will take into consideration for upstairs exterior lighting.

Co-Chair Hengen made motion to recommend approval.

Mr. Bass stated they do not need ADR Committee recommendations.

Co-Chair Hengen asked what is needed?

Mr. Bass stated there is no action needed. They could make a motion to request they return to see something.

Co-Chair Hengen stated maybe a summary of their discussion would be helpful for someone reading the minutes in the future. Co-Chair Hengen thanked them for coming and submitting the lighting package it all looks very appropriate. They ask when details are ready to be looked at for the exterior portions of the second level, deck, and rooftop the ADR Committee would like to look at those plans and would like confirmation that the dining lighting will be the restored sconces shown in the earlier rendering.

Co-Chair Doherty feels the package is incomplete and there are pieces missing that they might be agreeing to and they do not see. The exterior lighting on the upper levels, the signage, looking at the building as an elevation and not an object. He feels there are pieces missing.

Co-Chair Hengen stated what she is hearing from Mr. Bass is that they are not approving and it was not a motion she was trying to summarize the discussion.

Mr. Bass agreed.

Co-Chair Hengen asked if it is just a courtesy they are there?

Mr. Bass stated yes.

Ms. Jacobson stated they understand at the first ADR Committee the lighting was being worked through.

Co-Chair Hengen stated the Planning Board approved it regardless and this is a courtesy return. Co-Chair Hengen stated they really appreciate the return.

Ms. Jacobson stated the Planning Board did receive the same information on the lighting.

Co-Chair Hengen asked if Co-Chair Doherty still has concerns.

Co-Chair Doherty stated he does and if the Planning Board has already approved it he thanked them for coming today.

Co-Chair Hengen stated it sounds like they are willing to come back.

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Ms. Jacobson stated they do need to come back for signage.

16. Wilson Architects, on behalf of Paison's Realty LLC, request Architectural Design Review approval as part of a Minor Site Plan approval for construction of a 1,200-square-foot addition to add four new dwelling units at 59 S. Main Street in the Central Business Performance (CBP) District. (2024-010)

Tom Wilson (Wilson Architects) and Remi Hinxhia presented the application.

Mr. Hinxhia stated they bought this property last December. It is on 59 S. Main Street next to another building he already owns 51-55 S. Main Street. There is a hair salon on the first floor and he does not like the look of the building as it is now. There is a need for more apartments. They want to add four units to the second floor.

Mr. Wilson thinks the design speaks for itself. They are using some vertical tongue and groove non-combustible material as it is close to existing buildings. The color theme is dark gray, medium gray, and a light gray. There is no proposed lighting for the outside. There are existing signs that will remain in the same spot.

Co-Chair Doherty stated it is great Mr. Hinxhia is giving more housing downtown with one bedroom and studio apartments that are going to be affordable. It is good to hear and good to see. He wished they had colored elevations with the different shades of gray.

Mr. Wilson stated there is a color palette.

Mr. Bass stated it might be page 8 of 11.

Co-Chair Hengen stated if they have sample materials that would be great.

Mr. Wilson stated there is a picture of typical storefront units using the grays.

Co-Chair Doherty stated he can see a warm gray, battleship gray, and beige?

Mr. Wilson stated the darker gray will be used for the bottom. The lighter gray will be used for the upper level, and the medium gray will be for trim.

Co-Chair Hengen asked if he can identify the grays on the colored images?

Mr. Wilson stated yes, to the right it states trim medium gray, the first floor is the dark gray, and the second floor is the light gray.

Co-Chair Hengen asked about the window sash?

Mr. Wilson stated the aluminum storefront material is dark anodized bronze with a tint to it. It is not clear glass and will have a slight tint. Mr. Wilson stated if you look at the building across the street they are using three colors. It almost looks like a white, then more of a cream color, and a darker color. He stated the darkest color will be the main motif and close to the flatley gray which is the middle gray indicated.

Co-Chair Hengen asked if that is going to be the storefront?

Mr. Wilson stated yes, that will be the storefront lower level.

Co-Chair Hengen asked if the storefront trim is going to be the medium gray?

Mr. Wilson stated that is correct.

Co-Chair Hengen the vertical siding on the second level is the light gray?

Mr. Wilson stated yes.

Co-Chair Hengen asked if the medium gray continues?

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Mr. Wilson stated yes, that ties it all together.

Co-Chair Hengen stated she agrees with Co-Chair Doherty in that it is a great project and good use of the lot and existing building. That side of Main Street is mostly commercial. However, there are a few surviving houses that have been converted into commercial use.

Mr. Wilson said he sees this building as the transitional structure of Main Street going down into S. Main Street. There is the traditional brick architecture on Main Street and there are the lower one- or two-level structures on that side. This will be the first building to hit that transition. Mr. Wilson stated the other side is residential.

Co-Chair Hengen stated it looks like they introduced some stick style elements on the second level.

Mr. Wilson stated yes, and they have taken some of those elements from other buildings on Main Street.

Co-Chair Hengen asked about it being a funny residential commercial hybrid and for the second level what would it look like if the third level gable, which is decorative, is eliminated and there was just the straight parapet, which would then extenuate the other gables and give the feel of the massing of a two-story building.

Mr. Hinxhia thinks Mr. Wilson did the upper portion to match because across the street is the yellow building, Capital Center for the Arts, and another brick building with offices. They are looking to match on both sides of the street.

Mr. Wilson stated there are brackets coming from the parapet in the center that come down and are similar to the brackets on the house across the street. Mr. Wilson noted this is a transitional piece of architecture to take an element, which is the pediment in the middle, and take that theme and bring over to this building. Mr. Wilson feels the pediment is important.

Co-Chair Hengen stated he has correctly identified the other side of the street still has a lot of the residential late 19th century houses. This side of the street has always had more of the commercial. She noted that is why she is looking for more of a tilt on the commercial end.

Mr. Wilson does not see it but feels that is a matter of opinion.

Mr. Proctor likes it he sees it as a part of the roof line. It is not really a gable.

Co-Chair Hengen suggested to make it a flat top rather than a peak. She stated she loves the idea of putting the date of renovation or the address or name of the building.

Mr. Wilson stated they have the number 59 on the gable in case they have to go for sign approval. If they can think of a name for the building they will put it up there.

Ms. Savage stated the renderings are a little dark to see some of the details and elevations. She asked about the frontage on the first level and the detail that is there now and how it is changing.

Mr. Hinxhia stated the previous owner put glue on 4 x 8 fake brick panels and some aluminum siding panels. It will look more complete. They are open to listening to the committee.

Mr. Proctor asked what material they are using for the tongue and groove?

Mr. Wilson stated they are using Hardie board. It is a cement fireproof fiber cement.

Co-Chair Doherty agrees he thinks the very top cap feels a little out of place and not overly opposed to it. He stated it feels more craftsman style, which they do not see often. They see mostly Victorian and other styles. It feels a little out of place downtown.

Mr. Hinxhia asked about removing the upper part and leaving the gables?

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Co-Chair Hengen suggested flattening out the upper part so that the peak part of the upper part is converted to a straight line. She stated a lot of two-story small commercial buildings which are often residential on the second floor like this have that kind of bump up.

Mr. Wilson stated it is more of a western style.

Co-Chair Hengen agreed you do see it in the West but also, in New England.

Ms. Savage stated it does have a western style.

Co-Chair Hengen stated they are all just putting it out there as a thought.

Mr. Wilson will be happy to present.

Mr. Hinxhia asked if they have to come back?

Mr. Bass stated they could do a recommendation, and the wording used in the motion.

Ms. Savage suggested maybe the direction that the siding be rotated?

Co-Chair Doherty asked about if on the upper floor or both floors?

Mr. Proctor asked if when doing vertical if doing tongue and groove or board and bat?

Mr. Wilson stated tongue and groove beadboard joint.

Mr. Proctor stated sometimes it is nice to have a batten to give depth.

Ms. Savage stated it is personal preference to have the siding vertical or horizontal.

Co-Chair Hengen stated that is not something that would hold up on getting started. They are welcome to come back next month to share their thoughts.

Co-Chair Doherty stated it might be interesting with the horizontal on lower level where the store front is located.

Ms. Savage said that would separate the commercial versus the residential. She stated residential typically in this area will go horizontal.

Mr. Hinxhia stated they have done the same kind of mix the siding for north. The first floor was horizontal and on the second floor they used different siding.

Co-Chair Hengen asked about the sign being moved back a little?

Mr. Wilson stated it is being moved to the right because it covers a window.

Co-Chair Hengen asked if he wants to have it moved away from the storefront?

Mr. Wilson stated yes. It is same sign being moved to the right.

Co-Chair Hengen asked about the note for new bead groove over existing CMU?

Mr. Wilson stated that is all concrete masonry unit.

Co-Chair Hengen stated then it says existing CMU painted. She asked if it will be CMU on that elevation?

Mr. Wilson stated it is existing.

Co-Chair Hengen asked if they are painting it?

Mr. Wilson stated that is what they are proposing.

Co-Chair Hengen asked if it is bead groove just on the upper level?

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Mr. Wilson stated correct, that is what he is showing on this upper elevation.

Co-Chair Hengen asked if they are painting the CMU one of the gray colors?

Mr. Wilson stated it will be the same dark color used on the front. That color will wrap around.

Co-Chair moved to approve as submitted with the suggestion that they explore first using horizontal siding on the second level and in the parapet, and second, that they explore changing the shape of the third level, the parapet architectural element, to make it a horizontal panel rather than a pitched panel.

Mr. Wilson stated they can do that and wanted to know what they need to do?

Mr. Bass stated what he would recommend is to specify those changes to be submitted to staff and they do not need to come back to the ADR Committee. Mr. Bass stated this is a recommendation.

Co-Chair Hengen stated they are not holding them to it and they can work with staff and do not need to come back.

Mr. Bass asked for Co-Chair Hengen to rephrase her motion.

Co-Chair Hengen made a motion that they recommend approval as submitted with the recommendation that horizontal siding be used on second floor and within roof parapet and the third-floor roof parapet pitched element be a straight horizontal cap. If these recommendations are considered they are to be submitted to staff for review and would not require returning for approval.

Co-Chair Hengen stated correct.

Mr. Hinxhia stated they have not included any lighting outside.

Co-Chair Hengen stated for lighting and signs they need to come back.

Mr. Bass asked for Mr. Hinxhia to reach out to him with any future changes and they will determine if it qualifies.

Co-Chair Doherty seconded Co-Chair Hengen's motion, including the two suggestions and the fact that they do not need to return to the ADR Committee if either suggestions are incorporated. All in favor. The motion passed unanimously.

Other Business

Mr. Bass stated Zarron Simonis term was to be up in May and this morning he resigned two months early due to a conflict. He will no longer be a member of the committee. If they have any recommendations for future members send information to Mr. Bass or Ms. Skinner.

Co-Chair Hengen stated they so appreciated having him on the committee.

Ms. Skinner has placed this as an agenda item on the next Planning Board meeting to notify of the resignation and the need for two members.

Co-Chair Hengen stated she is not aware of when their terms expire, and it is not posted on the website.

Ms. Skinner stated that is something she is researching and working with Mr. Bass to clear up.

Adjournment

Co-Chair Hengen made a motion, seconded by Ms. Savage, to adjourn the meeting at 10:28 a.m. All in favor. Motion passed unanimously.

Respectfully submitted,

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Krista Tremblay
Administrative Specialist II