

**City of Concord, New Hampshire
Architectural Design Review Committee**

February 8, 2011

The Design Review Committee held its regular monthly meeting on Tuesday, February 8, 2011, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Jennifer Czysz, Claude Gentilhomme, Elizabeth Hengen (who arrived at 8:50 AM), Ron King and Fred Richards. Mr. Woodward, Ms. Hebert and Ms. Osgood of the City Planning Division were also present, as were Craig Walker, Zoning Administrator, and Michael Santa, Code Administrator.

The Design Review Committee met in order to review the proposed design of certain sites, buildings, building alterations and signs that are on the Planning Board's regular agenda for February 16, 2011, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review. Comments on, and criticisms of, the items were made.

The following proposals were evaluated.

Agenda Items

Consideration of proposed placement and design of signs:

- **Claudia's** for one new affixed sign at **113 Storrs Street**

Mr. Woodward introduced this application to move an affixed sign from the current location on South Main Street to their new location at 113 Storrs Street.

There was no one present on behalf of the applicant.

The Design Review Committee found the design and placement of the sign to be appropriate for the location and use, and recommended approval as submitted.

- **Claudia's** for a new panel on an existing freestanding sign located on City property adjacent to **113 Storrs Street**. This sign will require a license from the City Council.

Mr. Walker explained that there is an existing freestanding sign in front of the building which has room for three tenants. However, when the sign was installed, it was licensed to one tenant. When that tenant moved out of the building, the license and the insurance were not renewed. The property owner should acquire the approvals and licenses so this does not happen again.

There was no one present on behalf of the applicant.

The Design Review Committee found the design and placement of the sign panel to be appropriate for the location and use, and recommended approval as submitted.

Site and building plans by Concord Food Cooperative Inc. at 24-26 South Main Street. (#2011-08)

Mr. Cowan stepped down from the Committee and presented this proposal on behalf of the applicant. He reported that Paula Harris, General Manager of the Cooperative, was also present as owner.

Mr. Cowan explained that the Cooperative had taken over the entire building for its own use. He explained that they propose to construct a small addition at the southwest corner of the building to allow for unloading under cover and off of South Main Street. The southeast corner of the building is very visible approaching from the south and they propose to move the entrance to that corner with an entrance vestibule. There will also be signage at the corner. There will be a window on the north façade at the corner, and 80% of the southerly wall will be a "green" wall with a small mural at the easterly end of that wall. He reported that the building will have a brick façade and a metal roof. There will be small canopies over the front windows.

(Ms. Hengen arrived at 8:50 AM and recused herself from discussion on this application.)

Mr. Cowan explained that there is a utility pole with transformers near the southeast corner of the building. The transformers will be moved from that pole to a utility pole away from the building and then the utilities will be taken underground to the building.

The Committee inquired as to the proposed color of the metal roof to which Mr. Cowan responded that it would be a color referred to as boysenberry. He also noted that the color of the exterior brick would match the existing brick on the north side of the building. Furthermore, the green wall is to be planted with a variety of plant materials along the base of the wall which will then grow up the wall on a grid structure attached to the existing wall.

The Design Review Committee recommended approval as submitted.

Site and building plans for a proposed demolition of a three-family residence and construction of a new office building for Seelye and David Longnecker on behalf of the Concord Housing and Redevelopment Authority at 23-25 Green Street. (#2010-47)

Mr. Woodward reported that there were no new plans to review at this time. He reported that the Planning Board had tabled action on the application and had asked the Concord Housing Authority (CHA) and the Heritage Commission to explore a redevelopment option. The CHA had retained Milestone Engineering, a company agreed upon by both the Housing Authority and the Heritage Commission. Two scenarios were reviewed, one in which the front portion of the original building was preserved and one in which the entire building was demolished and rebuilt. There is a third option whereby the Housing Authority would abandon the site. The Concord Housing Authority board is meeting tomorrow so the Heritage Commission has not heard their reaction to the report. If there is an interest in using the redevelopment option, it will need review by the Design Review Committee, likely at the next meeting.

Site and building plans by Milano Real Estate Associates LLC at 313-317 Loudon Road. (#2011-04)

Mr. Woodward introduced this proposal for construction of an 11,650 square-foot retail building on a site that was approved by the Planning Board about five years ago as part of the site plan for the abutting restaurants. This will be similar to the earlier site plan for a single story retail building.

John Jordan, architect, was present and explained this proposal. He reported that this is a typical building design for this retail client and would have a tan dryvit façade with a darker tan CMU base and green signage band and awnings. The entrance element will screen the mechanical units. There will be a single tenant in the retail building with space for the construction of a small second phase.

He reported that they will add more plant material to the original landscape plan.

Matt Peterson was also present and explained that the dumpster enclosure will be of masonry to match the building. He also noted that there would be three wall Pac cut-off lights on the back of the building, and three parking lot poles.

Mr. Woodward suggested that the back wall should be a darker color to prevent light from reflecting back on the residences on Old Loudon Road and Mr. Peterson agreed to that suggestion.

Mr. Walker suggested that the rear lighting be on motion sensors.

Mr. Woodward expressed concern about noise from the mechanical units, given this location across from residences on Old Loudon Road, and suggested that noise from the mechanical units be aimed upward or toward Loudon Road and not toward the residences. The Committee asked that expected decibel ratings be provided to the City.

The Design Review Committee recommended that the color of the rear wall be a darker tone to prevent light reflection, and that measures being taken to mitigate noise from the mechanical units from impacting the abutting residences. Mr. Woodward noted that this application will not be subject to a hearing until the Board's March 16th meeting, so the Committee will have another chance to review the plans.

There was no further business to come before the Committee and the meeting adjourned at 9:25 AM.

Respectfully submitted,

Douglas G. Woodward
City Planner

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