

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

**January 7, 2003**

The Design Review Committee held its regular meeting on January 7, 2003 in the Second Floor Conference Room at City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Claude Gentilhomme, Elizabeth Hengen (who arrived at 9:25 AM), Ron King, and Hamilton Rice. Messrs. Woodward and Henninger, and Ms. Osgood from the Planning Division were also present.

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 January 15, 2003, 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:

- **Concord Aviation Services** at 71 Airport Road (3 signs)
- **Concord Aviation Services - Hertz** at 71 Airport Road

Robert Rolla from Concord Aviation Services was present to answer questions from the Committee.

Mr. Rice noted that the affixed signs as proposed appeared to be oversized. He explained that a total affixed signage of 100 square feet was allowed under the zoning ordinance. The application indicated they proposed a total of 165 square feet. However, the freestanding sign conformed to the zoning ordinance.

The Committee agreed that proposed sign #1 was appropriate as submitted, and suggested reducing the size of sign #2 proposed to be located over the entrance.

Mr. Rolla suggested that since sign #3 faced the airport, he would delete it as proposed and would reconsider its location at a later date to another building. Mr. Rolla mentioned that the existing Exxon sign facing the runway is to be removed and the other sign facing the runway sign was a required information sign listing elevation, radio frequencies, etc.

Committee members suggested that sign #2 be placed either in the gable structure or as a reduced sign to the side of the entrance. Members also offered the option of separating

the "Concord Aviation" portion and the "Hertz" portion of the sign. The members concluded that a small sign next to the entrance would be the best match and would clearly identify the entrance.

The Design Review Committee recommended approval of signs #1 and #3 as designed provided they were reduced in size such that all three (3) signs do not exceed 100 square feet. The DRC recommends approval of a small rectangular sign of four (4) to six (6) square feet next to the entrance as a revised sign #2. The DRC recommends approval of the proposed freestanding sign as submitted.

- Building plans related to renovations at **Concord City Library at 45 Green Street.**

Roland Hilbert, from DuBois & King, was present as was Pat Immen, from the library.

Mr. Hilbert explained that the plan approved last month turned out to be more expensive and disruptive than first thought. They now propose a 15 foot high structure on the ground to the rear of the library. It will be made of brick to match the existing building with false windows to mimic the existing building. The access door will be painted to match the building.

The Committee suggested placing the door on the westerly side of the structure between the two false windows. The DRC made several suggestions to address drainage within the enclosure which Mr. Hilbert agreed were appropriate.

The Design Review Committee recommended approval as submitted with the panel access door located between the two windows on the westerly façade and to the condition that the door be painted to match the brick.

- Site and building plans related to a site plan by **Community Action Program at 67 Old Loudon Road.**

Mr. Gentilhomme stepped down as a Committee member and presented this proposal on behalf of the applicants.

He reminded members they had seen this plan in November and previously commented on the building elevations. Since then, the applicants had applied to the Zoning Board of Adjustment for variances and were denied. The site was now redesigned to avoid construction within the wetlands setback. The redesign had reduced the number of retaining walls considerably and the amount of pavement on site. The building addition was now at a 90° to the existing building but had otherwise remained the same.

Committee members suggested that the dumpster be angled such that the waste disposal vehicle could use the loop road to access the dumpster and the dumpster be

screened from view. They also suggested that the property be regraded in such a manner as to save a clump of trees at the southwest corner of the proposed parking lot. Mr. King suggested that a planting bed be placed at the parking lot side of the building near the main entrance which was at a scale suitable for children.

Mr. Gentilhomme agreed to the recommended changes.

The committee questioned the need in this instance to provide an opaque fence around the children's playground as required in the Zoning Ordinance. The DRC asked Mr. Rice for a ruling if this was necessary if the playground is screened by a combination of grade changes, and buildings. Mr. Rice agreed to review this matter.

Mr. Woodward asked about plans for lighting along the access drive, in particular but also the loop road used by buses. Mr. Gentilhomme advised that cut off fixtures will be used and the lighting has all been directed away from the abutting properties.

The Design Review Committee recommended approval subject to the following:

1. Relocate and screen the dumpster.
  2. Revise the proposed site grading at the southwest corner of the new parking lot to save an existing clump of trees.
  3. Add a planting bed adjacent to the main entrance.
- Site and building plans related to a site plan by **David H. Berliner** at **37 Iron Works Road.**

Mr. Henninger introduced this proposal for the expansion of an existing veterinary clinic. He reported that there was now one large curb cut across the front of the property and that would be reduced to two 24-foot curb cuts. The Zoning Board of Adjustment granted approval subject to the condition that there would be no outside runs or exercise areas for the animals.

Daryl Cockerham from Jensen Stenbak Architecture was present on behalf of the applicant. He reported the additions would be of the same colors and materials as the existing building.

Ms. Hengen questions whether the two-story addition should be treated more independently than attempting to match the existing construction. The DRC spent considerable time discussing with Mr. Cockerham the design of the roof of the two story addition.

Mr. Gentilhomme suggested lowering the brick trim to no higher than the sill of the windows instead of midway up the windows.

Mr. Cockerham then presented a second design scheme which the Committee preferred which revises the existing entrance to carry design elements from the addition to the

existing building. The committee and Mr. Cockerham discussed a variety of design modifications.

The Committee noted that no lighting plan had yet been submitted and there was no plan for the location of the solid waste disposal, the landscaping plan needs to be revised, and the building elevations needed to be redesigned to close in the open runs in the back of the building.

The Design Review Committee recommended tabling approval under Architectural Design Review to allow the applicant time to submit revised elevations as well as the information missing from the submittal.

- Site and building plans related to an application by **ECNH Realty LLC at 39 Locke Road.**

Mr. Henninger introduced this proposal for the construction of a new building in two phases.

Committee members felt the design as proposed was inappropriate for the location and recommended tabling to give the applicant an opportunity to consider a redesign of the building.

- Site and building plans related to a site plan by **Langlais Realty LLC at 315 Village Street.**

Mr. Woodward introduced this proposal for the construction of a parking lot to be used as parking for the pharmacy located in the next block. Mr. Woodward told the committee that staff had advised the applicant that additional trees are required and that a walkway from the lot to Village Street needed to be provided.

Mr. Rice felt this might not be an allowable use for this site since it was a principal use on the lot within the CBP District. He would subsequently make a ruling on this application.

Mr. Cowan felt there should be more landscape material along the edges of the lot, especially the boundary buffering the abutting residential property to the west and along Village Street. The committee noted that the front of the site should be treated like a small vest pocket park.

The Design Review Committee recommended approval with the condition that the landscaping be upgraded on the lot along the west side and along Village Street and more shade trees be added to the lot.

- Site and building plans related to a site plan by **Cleo N. Spain Family Trust at 210-214 North State Street.**

Mr. Henninger introduced this proposal to consolidate three lots and begin redevelopment of the consolidated parcel.

Joe Spain and Nancy Roy were present on behalf of the Cleo N. Spain Family Trust, as was Robert Carpenter from TF Bernier, Inc.

Mr. Carpenter explained this was the first phase of a multi-phase project. They propose to reconfigure the parking lot in the front using the existing curb cut, eliminate one curb cut, and expand parking. One building will remain the same for the time being. They propose a second story addition to the building at 214 North State Street. Both of the buildings along North State Street are residences which have been converted to office use.

Mr. Carpenter explained they proposed to create six parking spaces to serve 214 North State Street, expand the main parking lot behind 210-214 N. Main Street and improve Brook Street (private street).

He explained they proposed a full second floor over the existing footprint of the back section of the house at 214 North State Street. The existing front façade will have a cultured stone fascia. Colors will coordinate with the cream colored building at 210 North State Street. There will be prairie grill window at the front façade.

Mr. Gentilhomme discussed the proposed stone work. He felt the color was not quite right and that it should look native. He also felt it should be wrapped around to the south side of the building and part of the way down on the north side. He further suggested that the gable on the addition be turned with the addition of dormers if necessary.

Mr. Henninger suggested using clapboard on the building and putting the money saved on granite walls on the property or for other details on the site, such as the sign.

Ms. Hengen recommended that they look at some of the other buildings along there and try to keep the features of those buildings on theirs.

Mr. Spain asked the Committee's opinion on windows and whether they should go back to something more traditional. It was the opinion of the Committee that they should go back to the traditional windows. Windows on the side should relate to the front windows.

Ms. Hengen also suggested that there be an entrance that is readable from the street.

This applicant's agreed to return with revised building elevations and a revised landscape plan at the committee's next meeting.

- **Site and building plans related to a Conditional Use Permit by US Cellular Wireless Communications LLC on behalf of Hodges Properties, Inc. at 241 Loudon Road.**

Mr. Woodward explained the Committee had reviewed the plans for a telecommunications tower and made recommendations in November and the Planning Board had granted approval subject to a vegetative buffer being maintained around the lease area. However, the applicants were not able to work out a resolution to that condition and they were now back with modifications to the location of the tower.

Eric Carson from ATC was present on behalf of the applicants and explained the property owner had expressed concern about the required buffer for the original application. Consequently, he found a second location for the tower that he felt met the criteria of the Planning Board. He reported that the proposed structure would have a more dense tree-like appearance than that originally proposed but that was the only change in appearance. The location had been moved by 150 feet. He explained they proposed to place the lease area up against the abutting trees that are 50-70 feet tall. Visibility from Portsmouth Street, Route 9, and I-393 will not change. He explained they would place plant material on top of the abutting berm to help hide the structure.

The Design Review Committee recommended approval subject to permanent protective large tree buffer around all sides of the lease area.

#### Non-Agenda Items

- **Site and building plans related to a site plan of property of Mark McDonald at 143 Airport Road.**

Mr. Woodward explained the Planning Board had approved the site plan at its December meeting with the condition that they return to the Design Review Committee for approval of the landscape plan and building elevations. He reported they had now moved the building forward as suggested and the trees proposed for the rear property line are appropriate for the limitations of the abutting airport property and the FAA requirements for maximum height.

Gene Call from Dayspring was present and explained that the footprint was accurate but the photo simulation presented was deceiving. He explained there would be a 24 foot gable at the front of the building and presented revised building elevations to the DRC.

The Committee recommended ending the perimeter sidewalk at the northwest and northeast corner of the building and constructing a short section of walk from the secondary door to the driveway. The committee recommended that the proposed handicapped ramp in front of the building be built into the proposed walk rather than extending into the travel lane around the building. They recommended moving the

HVAC on the north side of the building west to fall between the two windows and add several evergreen shrubs as screening.

The Committee recommended elimination of the wall pack lights at the front of the building, and relocating the bollard lights from the north side to the front side of the building. The DRC recommended a simple carriage type light for the north side entrance.

The DRC recommend one change to the front entrance by adding a wider trim board above the porch over the main entrance. The committee noted that screening needs to be provided around the proposed dumpster.

Mr. Call reported they planned to use the same freestanding sign as they have on their current location in the new location with new posts. The committee recommended low plantings at the base of the sign.

The Committee approved the building elevations and site plans subject to the applicant submitting revised plans acceptable to the City Planner incorporating the above referenced recommendations.

- **Irving Oil** sign at 410 South Main Street

Mr. Henninger reported he had been asked by representatives of Irving Oil for consideration of a revision to their previously approved freestanding sign to include changeable copy to advertise their prices.

The Design Review Committee emphasized that they did not recommend approval of the proposed revision.

Respectfully submitted,

Stephen L. Henninger  
Assistant City Planner