

City of Concord, New Hampshire
Architectural Design Review Committee

August 10, 2004

The Design Review Committee held its regular meeting on Tuesday, August 10, 2004, in the Second Floor Conference Room at City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Claude Gentilhomme, Elizabeth Hengen, Ron King, Susanne Meyer, and Hamilton Rice. Messrs. Woodward and Pollock, 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 August 18, 2004, 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:

- **46 South Main Street**

Glenn Schadlick was present from Ne-Op-Co Signs on behalf of the applicant and explained that this was a proposal for additional panels on an existing sign.

The Design Review Committee found the proposed design and placement of the additional panels to be appropriate for the location proposed, and recommended approval as submitted, providing they comply with the City's Zoning Ordinance.

- **Beneficial** at 45 South Main Street (2 signs)

The Committee noted that this was a request for replacement panels for existing signage which was approved under the previous Zoning Ordinance.

The Design Review Committee found the proposed design of the replacement panels to be appropriate for the location proposed, and recommended approval as submitted.

- **Blimpie** at 344 Loudon Road

Mr. Rice explained that they are leasing space inside the existing Wal-Mart store and comply with the Zoning Ordinance.

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

- **Smoke Stack Center** at 254 North State Street

Mr. Rice reported that the Zoning Board of Adjustment had granted variances for this off-site signage.

Russ Aubertine was present from Advantage Signs and indicated he would convey the Committee's recommendations from last month to the applicant for consideration.

The Design Review Committee recommended approval subject to combining the top two elements to make it graphically one unit, downsizing "Space for Lease" to one line, and clarifying the design of the tenant panels, inasmuch as the applicants had received Zoning Board of Adjustment approvals.

Building plans related to revisions at **80 Storrs Street** for **Blockbuster Video**.

Larry Pope was present from Heritage Properties, owners of the Capitol Shopping Center. He explained this proposal to replace the existing small windows with larger windows. He reported they were replacing the existing entrance doors and also creating a spot for a night drop box.

He reported signage would be submitted separately.

The Design Review Committee recommended approval subject to maintaining continuity with the abutting Fashion Bug with no horizontal mullions except for those in two panels for the drop box.

Mr. Pope indicated that revised drawings would be submitted before the Planning Board meeting.

Site and building plans related to an application by **Capital Region Health Care Corporation** for a parking structure at **250 Pleasant Street**.

Mr. Cowan stepped down as Committee member and presented the architectural plans.

Raymond Gerbi, vice president of operations at Concord Hospital, was also present to answer questions. Dominic Ciavarro, engineer, and Karen Fitzgerald, landscape architect, from The Waterfield Group were also present.

Mr. Gerbi explained this proposal for the construction of a parking garage on grade with two levels above. He explained it was designed to mimic the existing garage on Lot M on Langley Parkway and to match the brick of the Pillsbury Building.

Mr. Cowan explained there will be two stair towers for the structure that will be mostly glass, with aluminum frames and green trim and which will be internally lit. The garage will be about one foot lower than the abutting Pillsbury Building. There will be no elevator in this structure at this time.

Ms. Fitzgerald explained the proposed landscape plan. She explained that they proposed grass at the easterly end because it needed to be left exposed to allow for snow removal.

There was a lengthy discussion relative to the easterly end snow storage/removal area. There was a suggestion that they consider planting more trees at the opposite side of the loop road. The applicants also agreed to give consideration to additional landscaping at the end of the building so that there is a narrower area of open space for snow dumping.

The Design Review Committee recommended approval of the building plans as submitted and approval of the landscape plan with the provision that they focus more attention on landscaping at the northeast and southeast corners in order to reduce the exposed easterly side of the structure.

Revised plans will be submitted before the Planning Board meeting.

Site and building plans related to an application by **Yukon Realty Investment LP on behalf of Freedom Cycle on Enterprise Way.**

Chuck Moretti, Rupert Dance, and Andy Gallagher were present on behalf of the applicants.

Mr. Moretti explained this proposal for the construction of two buildings, a sales and service building and a building to be used for cold storage. He explained the front building will be a crisp white split face block with silver gray lucobond panels at the corners. There will be metal awnings over the windows and doors of the front building. The roof will be a standing seam metal roof in dark gray. He reported they are trying to keep the building clean and simple.

The rear storage building will be split face block with a white flat panel wall on the upper portion.

He reported the northwest corner of the front building will be mostly glass. Members suggested removing the rear architectural roof element in the middle of the building.

Mr. King suggested they consider landscaping in front of the temporary display spaces at the front of the property to provide a background for that display.

There was a discussion relative to moving the southerly building toward the westerly property line and then moving the proposed driveway to the outdoor storage area to the easterly side of the building. That would make a better opportunity for landscaping at the westerly side of the building.

Mr. Moretti acknowledged that the existing billboard needed to be removed and indicated that signage will be submitted at a later date.

Mr. Woodward asked for a complete list of proposed colors and materials for this project.

The Design Review Committee recommended approval of the site and building plans with the elimination of the central roof design element on the front building, and the suggestion that the applicants explore the possibility of moving the storage building to the west while shifting the access driveway to the east in order to provide more opportunity for landscaping to the west of the building. The Committee further recommended landscaping along the front of the property to provide a backdrop for the temporary display areas.

Site and building plans related to an application by **Maurice Needham on behalf of US Cellular at 219 Fisherville Road.**

Ken Kozyra was present on behalf of the applicants and explained this was a co-location on an existing tower.

The Design Review Committee found the proposed site and building plans to be appropriate for the location proposed, and recommended approval as submitted.

Site and building plans related to an application by **Hodges Properties on behalf of US Cellular at 241 Loudon Road.**

Ken Kozyra was present on behalf of the applicants and explained this request to replace the existing 90 foot monopine tower with a 130 foot monopine tower. He explained the 90 foot tower was intended to protrude above the tree line by about twenty feet. However, the height of the existing trees at the time of that application was miscalculated and the monopine is not working as well as they had hoped since it is nestled among the existing trees. He reported they had contracted with a forester to measure the height of the surrounding trees, including those in the no-cut area, and found that the tallest tree is 105 feet high. The existing enclosure will not change.

In answer to a question from Mr. Woodward, Mr. Kozyra indicated that they could not protect any more of the existing surrounding trees than were protected for the ninety-foot monopine.

The Design Review Committee found the proposed site and building plans to be appropriate for the location proposed, and recommended approval as submitted. However, members expressed disappointment that the monopine tower needed to be this tall.

Revisions to previously approved site plan for **Delta Dental at 1 Delta Drive.**

Mr. Pollock explained this proposal for the expansion of the existing parking lot by 26 spaces.

The Design Review Committee recommended approval with the addition of a landscape panel with three additional trees.

Revisions to previously approved site plan for **Fox Brook Holdings LLC** on **Foundry Street**.

Mr. Woodward explained this proposal to revise the previously approved circulation plan and to provide additional parking to prepare for a revised Phase 2, which will be submitted at a later date. He explained that parking will be closer to the building and the previously approved temporary roadway will be a permanent roadway.

Committee members felt the sea of continuous paving needed to be broken up by some landscaping element. Members recognized the advantage of paving all in one phase. However, they felt it needed to be broken up.

The Committee indicated that the sidewalk should be on the easterly side of the road, with the exact placement to be agreed upon by the applicant and staff.

The Design Review Committee recommended approval subject to replacing two parking spaces with two landscape islands and the suggestion that the sidewalk be shifted to the easterly side of the road.

Site and building plans related to an application by **Two Loudon Developers** off **Loudon Road**.

David Dumeer, from Developers Realty Corporation, and Larry Grossman, architect from ADD Inc., were present and explained that the site plan had not changed and the envelope for the buildings had not changed. Mr. Dumeer reported they had received preliminary approvals from NH Department of Transportation and approval from the Planning Board for the site plan and the landscape plan as well as off-site improvements. The purpose of their visit today was to discuss the architectural elements of the project.

Mr. Grossman reminded the Commission the intent was to use a village concept. They planned to have a pallet of materials available for use by the tenants, generally masonry at the base of the buildings and then brick and clapboard above.

Committee members suggested that on either side of the main entrance to the proposed Dick's unit, the sides should look more like the easterly end of the shopping center, using similar landscaping, awnings, and architectural elements, to bring down the scale of that section.

There should be pedestrian scale light poles and textured sidewalks to make it more pedestrian friendly.

The Design Review Committee recommended approval of the easterly wing and recommended that the façade of the proposed Dick's be broken up with awnings or display windows.

Members noted that the strength of the concept was the pedestrian scale and not the big box scale.

Non-Agenda Item

Site and building plans related to an application by **Capital Regional Development Council on behalf of White Mountain Imaging on Chenell Drive.**

Mr. Pollock introduced this proposal for a 45,000 square foot manufacturing building.

Dana Adams from Opechee Construction explained the building will be of split face masonry on the lower portion of the building with a metal panel band separating the lower portion from the upper portion constructed of insulated metal.

Members indicated that it was more important to break up the horizontal mass of the building than to break up the height.

There was a lengthy discussion relative to the proportions of the proposed materials.

Members suggested that the overhead doors be a color other than the stark white shown.

The Design Review Committee suggested that the applicants consider alternatives to break up the horizontal mass of the building.

There was no further business to come before the Committee and the meeting adjourned at 11:55 AM.

Respectfully submitted,

Douglas G. Woodward
City Planner

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