

City of Concord, New Hampshire
Architectural Design Review Committee

July 11, 2006

The Design Review Committee held its regular monthly meeting on Tuesday, July 11, 2006, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Jay Doherty, Claude Gentilhomme, Ron King, and C. Hamilton Rice. Messrs. Henninger and Pollock, and Ms. Osgood from the Planning Division were also present, as was Craig Walker, Zoning Compliance Officer.

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 July 19, 2006, 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:

- **Butters Fine Food and Wine** at 70 North Main Street (2 signs)

Keith Dickey was present as applicant.

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

- **Graphic Packaging International Inc.** at 80 Commercial Street (2 signs)

The applicant was not represented.

Mr. Henninger expressed concern about zoning compliance for these two signs. He indicated he felt the development had used all of the freestanding signage space allowed under the Zoning Ordinance. The affixed sign may also be too high. Mr. Rice also believed this to be true and indicated he would review this application for compliance.

The Design Review Committee recommended tabling action until the zoning issues are resolved and new designs submitted.

- **Village Cucina** at 124 ½ North Main Street

Jennifer Jubert was present as applicant and explained there will be individual gold letters in the same sign panel being used by the other tenants in this building as well as vinyl lettering in the window similar to that used by the previous tenant.

There was a brief discussion as to whether the proposed signage complies with the size requirements spelled out in the Zoning Ordinance. It was determined that the combined area was acceptable but an application for the vinyl lettering was required. Ms. Jubert agreed to submit the second sign application before the Planning Board meeting on July 19th.

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

Building plans related to an application by **Milano Real Estate Associates LLC**
at **317 Loudon Road**.

John Jordan, architect, and Michael D'Amante, owner, were present and explained this proposal to construct a 10,000 square foot retail building directly behind the existing Smokey Bones restaurant. Mr. Jordan explained that the building would be of split face block in colors to match the neighboring buildings, with canopies on the front to bring the building down to a human scale and to protect pedestrians. Mr. D'Amante advised the Board that it is their intention to submit an application for site plan approval for the August Planning Board meeting.

Mr. Henninger explained that the Committee could make preliminary comments on the building elevations at this time.

Noise, lighting, and screening of rooftop mechanical equipment were seen as issues that would need to be resolved.

Mr. Henninger suggested that the applicant provide photos of the existing conditions and cross sections showing the view from the abutting residential area to the north.

Mr. King expressed concern about pedestrian access to the building.

Mr. Gentilhomme suggested that some thought should be given to making it appear to be multi-tenant since it was expected to be a multi-tenant building. Mr. Henninger suggested that consideration be given to making the store front elevations more flexible to accommodate changing tenants.

Mr. Henninger suggested that the rear of the front mansard should be painted to make it appear to be a part of the building.

Site and building plans related to an application by **John Dapergolas** at **12 Integra Drive**.

Mr. Pollock introduced this proposal to construct additions on either side of the existing building. This is proposed to be a phased project with the second phase being a large storage building.

Committee members felt the colors of the existing building should match the new building.

The Design Review Committee recommended approval subject to approval by the Committee of the building colors and that the existing building be painted to match the new additions to the building.

Mr. Henninger noted that the elevations need to be revised to show the proposed materials and colors.

Site and building plans related to renovations by Ciborowski Realty Trust at 74 North Main Street.

Mr. Ciborowski was present and updated the Committee regarding his plans for renovations to the façade at 74 North Main Street. He explained he will be using the same storefront features as on the façade currently being renovated next door at 70 North Main Street.

The Design Review Committee found the proposed renovations as described to be appropriate for the location and use.

Mr. Henninger asked that plans showing the proposed renovations be submitted for formal action.

Non-Agenda Item

Mark Silverstein, owner, and Chris Asaff, contractor, were present to discuss concepts for exterior renovations to the existing Kentucky Fried Chicken restaurant at 18 Hall Street.

Mr. Asaff explained that he does most of the remodeling work for the chain in this area and showed photographs of existing KFC stores that have been updated to the current corporate themes. He explained they would like to remove the existing mansards and tower and place a new tower in a location that will cover one of the existing windows. They will also remove the existing siding and replace it with more updated materials. There will be awnings above the windows. No changes are planned to the site layout.

Messrs. Henninger and Rice expressed concern about the amount of signage shown on the photographs in terms of compliance with the Zoning Ordinance. They noted that the applicant is allowed 30 square feet of affixed signage.

Mr. Rice indicated the applicant will have to submit a footprint of the existing building as well as a footprint of the proposed building in order for him to be able to assess compliance with the Zoning Ordinance and current setback requirements. It was recommended that a survey be completed showing the property line and building location.

The Design Review Committee recommended that the applicant consult with Code Administration regarding setbacks and zoning compliance as well as signage requirement.

Mr. Rice also noted that it appears that the building might be in the State's right-of-way.

Mr. Henninger expressed concern about using dryvit all the way to the ground and its susceptibility to damage. Mr. Assaf responded that it would not be all the way to the ground for exactly that reason.

The Design Review Committee felt the overall concept was appropriate and the proposed design an overall improvement.

Mr. Henninger reminded the applicant to continue to screen rooftop equipment.

There was no further business to come before the Committee and the meeting adjourned at 9:50 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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