

City of Concord, New Hampshire
Architectural Design Review Committee

October 10, 2006

The Design Review Committee held its regular monthly meeting on Tuesday, October 10, 2006, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Claude Gentilhomme, Frederick Richards, and Craig Walker. Messrs. Henninger and Woodward, and Ms. Hebert 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 October 18, 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:

- **Capital City Automotive** at 88 Manchester Street

Ben Barr was present from Barlo Sign, as was Paul Morandi??? on behalf of the applicant.

Mr. Henninger reminded the applicant that the variable message board is no longer permitted under the City's Zoning Ordinance. Mr. Walker explained that the City Council had eliminated all changeable messages signs in a recent amendment to the Zoning Ordinance. Mr. Barr responded that they saw this as a replacement sign. The existing sign is rundown and there is a concern about the electrical elements of the existing sign. Mr. Gentilhomme asked if this was a new sign and Mr. Barr responded that it is a totally new sign but is the same size as the existing sign, and they are re-using only the existing base pad.

The Committee determined the applicants will need a ruling from the Code Administrator as to whether this is a replacement sign, but Mr. Walker explained that typically if the existing sign is totally removed, as this appears to be, then the new sign is not considered a replacement.

The Committee then commented on the design of the sign and found the proposed graphics on the pole distracting.

Mr. Henninger asked what they intended to do if the changeable message is not allowed. Mr. Morandi responded they would probably make the letters larger.

Members suggested spreading out the letters and increasing the amount of red background.

The Design Review Committee recommended approval subject to a solid pole cover in a color to match the sign and eliminating the two lines of changeable copy and making the letters more proportional.

- **Jaguar Mining, Brazilian Resources, Secure Foods** at 48 Pleasant Street

Trish Jensen was present on behalf of the applicant and explained this was a replacement sign.

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

- **Machine Craft Company Inc.** at 1 Ripley Street

There was no one present on behalf of the applicant.

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

- **NEA** at 9 South Spring Street

Glenn Schadlick was present from Ne-Op-Co Signs, as was Mary Malan on behalf of the applicant.

Mr. Schadlick explained the existing sign is being removed and this sign is being moved from its current location and replacing the sign being removed.

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

- **Riverbend Community Mental Health, Inc.** at 105 Loudon Road

Ben Barr was present from Barlo Signs on behalf of the applicant and explained that this sign will be placed facing Loudon Road on the westerly end of the building and will not be illuminated.

The Design Review Committee found the proposed design and placement of the sign to be appropriate for the location and use, and recommended approval as submitted subject to a ruling from the Code Administrator regarding the size of the sign.

- **T-Mobile** at 240-242 Loudon Road (2 signs)

Don Reed was present from Barlo Sign on behalf of the applicant,

Mr. Henninger noted that, as requested by the Committee at an earlier meeting, the awning color had also been submitted for approval at this time.

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

Site and building plans related to an application by **John Grappone Leasing Inc. at 4 & 8 Hall Street.**

Attorney Raymond D'Amante was present on behalf of the applicant and introduced other team members present. Present were Kevin Patten, from BKA Architects, Larry Haines from John Grappone Leasing, Inc., Debbie Constantin from CVS, Michael Kostiew from D'Amante Couser Steiner Pellerin PA, Erin Reardon from Nobis Engineering, and Richard Westergren from Poyant Signs.

Mr. Patten explained changes made to the design of the building as a result of comments made by the Committee at the last meeting.

Mr. Gentilhomme felt the proposed new elements for the northeast corner of the building were bringing in too much detail that is foreign to the design of the main entrance. Mr. Cowan felt the new design for the northeast corner of the building looked a little forced and did not relate well to the main entrance.

The Design Review Committee recommended approval of the new façade except for gables where there should be solid brick with added details to give it interest.

Mr. Richards discussed his concern that big box retailers do not pay enough attention to individualizing their building for the site and the community.

The Design Review Committee recommended approval of the site plan as submitted.

Mr. Westergren then explained the proposed signage and reported that the sign colors will match the building colors. The signage will be internally illuminated.

The Design Review Committee recommended approval of the signage as submitted subject to review by the Code Administrator for zoning compliance.

Site and building plans related to an application by **Ripley Street Management LLC at 1 Ripley Street.**

There was no one present on behalf of the applicant.

Mr. Woodward explained that at the last meeting the Committee had asked for more information regarding colors and materials. No further information had been submitted.

Members expressed concern about the applicant's indication at the last meeting that he was considering painting the ceramic brick. They noted that this could be difficult to do successfully.

The Design Review Committee recommended approval subject to the recommendation that the applicant pay close attention to the dynamics of the materials of the building and, if he decides to paint the building, that he find a talented painter who understands the adhesive nature of brick.

Site and building plans related to an application by **Judith & Emmanuel T. Brochu, Jr., on behalf of Parmenter Realty Investments LLC, at 8 Parmenter Road.**

Mr. Henninger introduced this proposal to demolish an existing residence and to construct 40 multi-family units and explained that the Planning Board will be reviewing this proposal in a pre-application format. If the application moves forward, there will be other opportunities to comment on more complete plans.

There was no one present on behalf of the applicant.

The Committee had no major concerns at this time.

Site and building plans related to an application by **LDW - Enterprise Development LLC at 193 North State Street.**

There was no one present on behalf of the applicant.

Ms. Hebert introduced this proposal to add seven parking spaces to the existing site, for which they have been granted a number of variances by the Zoning Board of Adjustment. She explained they are not proposing any changes to the building at this time.

Mr. Walker indicated that the parking on site is intended to be for the two residential units and for the employees of the retail use. The applicant expected that customers of the retail use would park on the street.

The Design Review Committee recommended approval subject to the addition of an opaque screen or landscaping.

Site and building plans related to an application by **Riverbend Community Mental Health, Inc. at 278 Pleasant Street.**

There was no one present on behalf of the applicant.

Ms. Hebert introduced this proposal to expand an existing parking lot. She explained they propose to pave the front yard, and to add parking and a small detention area along Pleasant Street with a six-foot retaining wall. She reported they proposed to remove all the landscaping to construct the parking.

Mr. Gentilhomme suggested moving the proposed handicap parking space to a location more convenient for the user.

The Design Review Committee recommended moving the handicap parking space to a location more convenient for the client and moving the dumpster to a less visible location. They further recommended keeping as much landscaping as possible and replanting where they cannot retain.

Building plans related to an application by **Ciborowski Realty Trust. at 72-74 North Main Street.**

There was no one present on behalf of the applicant.

Mr. Henninger introduced this proposal to renovate the façade of this empty storefront to match the recent renovation next door.

The Design Review Committee recommended approval as submitted and asked that the applicant submit plans showing materials and colors.

There was no further business to come before the Committee and the meeting adjourned at 10:00 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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