

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

September 11, 2007

The Design Review Committee held its regular monthly meeting on Tuesday, September 11, 2007, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Jay Doherty, Claude Gentilhomme (who arrived at 8:50 AM), Ron King, Fred Richards (who arrived at 8:45 AM), and Hamilton Rice (who arrived at 9:00 AM). Mr. Woodward, Mr. Henninger, 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 September 19, 2007, 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:

- **Cohen Steel Supply** at 10 Basin Street

Tim Sullivan from Barlo Signs was present on behalf of the applicant and explained that this is a replacement sign. It will have a red band with black letters. It will be the same size and same color scheme as the current sign but will be an updated design.

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

- **Concord Christian Academy** at 37 Regional Drive

(Mr. Doherty recused himself.)

Mr. Henninger explained that the applicants proposed to remove the individual letters used for affixed signage for the previous owners and replace with individual letters in the same design for the new owner.

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

- **Concord Wine Cellar** at 28 South Main Street

Mr. Henninger explained that this was a proposal for the replacement of an existing sign on the front of the building along with a second sign around the corner from the first sign.

Members had questions about whether the amount of proposed signage and the location of the second sign would comply with the Zoning Ordinance.

Carolyn Tarr was present as applicant to answer questions from the Committee.

The Design Review Committee found the design of the signage to be appropriate for the location and use, and recommended approval subject to compliance with the Zoning Ordinance.

- **Goodwill Industries** at 204 Loudon Road (3 signs)

Shawn Dutler from Sign Design Inc. and Thomas Foote, store manager, were present to answer questions from the Committee. Mr. Foote presented photos of the existing signage and explained that they propose to remove the affixed individual lettering and replace it with a cabinet sign.

The Committee felt the affixed sign proposed to be placed over the entrance door was a nice looking store sign and was all that was necessary for the building.

The Design Review Committee recommended approval of the freestanding sign as submitted, and approval of the removal of the individual lettering on the front of the building and a single affixed sign over the public entrance to the building. The Committee further recommended.

(Mr. Gentilhomme arrived at 8:50 PM.)

- **MyLife Hearing Aids** at 341 Loudon Road (2 signs)

Keith Underhill was present as applicant to answer questions from the Committee. He explained that this is a replacement panel in the existing freestanding sign along with a new affixed sign over the entrance for his tenant space.

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

- **Newicks Lobster House** at 317 Loudon Road (3 signs)
- Revised building plans related to an application by **Milano Real Estate Associates LLC**, on behalf of **Newick's Lobster House Inc.**, at **317 Loudon Road**.

Mr. Henninger explained this proposal for two affixed signs and a replacement freestanding sign. He explained that the previously approved freestanding sign had been removed and only the pedestal and post remained.

Tim Sullivan from Barlo Signs and Steve Newick, as applicant, were present to answer questions from the Committee.

Mr. Newick explained the changes to the color scheme of the building and reported that the building will be a dark red with beige trim. None of the wooden post and beams will be painted.

The Design Review Committee recommended approval of the affixed and freestanding signage as proposed as well as the new building color scheme as proposed.

Site and building plans related to an application by International Brotherhood of Electrical Workers at 48 Airport Road.

Ms. Hebert explained that the Committee had reviewed the proposed addition to the existing building, and the Planning Board had approved the site and building plans with the exception of the design of the roof top mechanical screening. She explained that initially the applicant had not proposed any screening and the Design Review Committee had recommended screening with louvers. The applicant then proposed to screen using chain link fence with privacy slates. The Planning Board felt another review by the Design Review Committee was in order relative to the screening. She reported they now propose a solid metal panel wrapping around most of the HVAC unit with the exception of the north side.

Harvey Sawyer was present on behalf of the applicant and explained that the mechanical units are about in the center of the roof. He reported they will be using the same metal panel as they are proposing to use for the trim of the building.

Mr. Rice asked why they are not screening the northerly side and Mr. Sawyer responded that they were pretty well screened from the north by a large tree canopy, the units are relatively quiet and the noise is being drawn upward.

The Design Review Committee recommended approval of the rooftop mechanical screening as revised.

Site and building plans related to an application by Cumberland Farm Inc. and Green Acre Woodlands Inc on behalf of Laconia Savings Bank at 165 & 167 North Main Street.

Dennis Mires, architect, and Mark Vanson from TF Moran were present on behalf of the applicant. Mr. Mires explained the changes made to the plans as a result of recommendations made by the Committee at an earlier meeting. Among the changes they had relocated the condenser on the ATM building, redesigned the drive-through columns to make it more open with lighter articulation, and modified the signage to reflect that this is a drive-through building, and discontinued the walkway from North State Street to the drive-up building.

The Design Review Committee recommended approval as revised.

Site and building plans related to an application by **Capital Regional Development Council** at **38 Henniker Street**.

Ms. Hebert explained that the Design Review Committee had previously reviewed the site and building plans for this project and made recommendations. The applicants had now submitted plans showing the revisions as recommended on August 11, 2007.

The Design Review Committee recommended approval as revised.

Site and building plans related to an application by **Judith & Emmanuel T. Brochu Jr.** at **8 Parmenter Road**.

Jeff Merritt from Keach Nordstrom Associates was present on behalf of the applicants and explained this proposal for a 37-unit planned unit development with access off Parmenter Road. He explained the changes made to the site plan as a result of suggestions made by the Design Review Committee. He explained they have added street trees along the cul-de-sac to act as a buffer. There will now be street trees along the front edge with a split rail fence in back and then ornamental pears in back of the fence.

Members noted that these trees are not likely to shield residents from headlights, particularly the end units, and suggested year round screening such as evergreens.

Mike Gareppy was also present as applicant to answer questions as was Rick Goduti from Goduti/Thomas Architects.

Mr. Merritt indicated that they have added a 1400 square foot play area at the southwest corner of the development area.

The Design Review Committee recommended approval of the building plans as submitted and the site plan subject to using evergreen trees and shrubs instead of the proposed ornamental pear trees as a screen to the abutters to the east and south.

Revised master signage plan related to an application for **Capital Commons** at **11 South Main Street**.

Larry Young, architect, was present to discuss proposed changes to the master signage plan that was approved by the Planning Board in 2005, after review by the Design Review Committee. He explained that they proposed to lower the wall sconces. The new sign frame will have the same overall dimensions but will be a little more slender. They are keeping signs on each column location exactly as previously approved along with the two directory signs. The Capital Commons sign previously approved below the arch will now be placed on the arch above the front entrance in individual letters. There will be only one sign in the alleyway.

Mr. Young explained that there will be no tenant signs on the upper part of the building but they will be applying for variances for signage for the upper story tenants to be placed on the ground level.

Mr. Henninger noted that they originally proposed freestanding cut letters on the awnings for the ground floor tenants. He suggested that lettering in the ground floor

windows as done by Centrix Bank might be more effective for future tenants on the ground floor.

Mike Simchik was present as developer and explained that the Centrix Bank signage is in flux and the window signage may not remain. He reported that he would not have a problem giving ground floor tenants the option of placing signage either on the canopies or in the windows. He then asked in the event a restaurant tenant wanted to have both canopy and window signage if that would be allowed, and Mr. Rice responded that they would have to continue to comply with the Zoning Ordinance as far as having only three signs each.

The Design Review Committee recommended approval of the proposed revisions to the master signage package as submitted with the option for signage either on the canopies or on the windows.

Mr. Henninger asked for a clear written description of the changes to provide to the Planning Board and Mr. Simchik responded that he would provide it by Thursday.

Building plans related to an application by The Greek Orthodox Community Inc. at 19 Chapel Street.

Mark Kritlow was present on behalf of the applicant and explained this proposal to construct a handicap ramp at the parish house. He reported it would be painted white.

Mr. King felt that the amount of lattice skirting was very confusing and suggested that the lattice proposed for the south side be replaced with a solid panel. Mr. Kritlow agreed. In answer to a question from the Committee relative to landscaping he explained that they will be putting in some low-growing vegetation but there is not much space to add a full tree to replace the tree being moved to replace a dead tree.

Mr. Henninger asked that the landscaping be clarified on the site plan and that they try to find a place for the tree being removed in order to comply with the prior approval for the site plan.

The Design Review Committee recommended approval as submitted.

Revised building plans related to an application by HT Properties Inc. at 232 Loudon Road.

Mr. Woodward explained the history of this project. He reported that the Committee had reviewed the site and building plan for this project, and the Planning Board had granted conditional approval. He reported that the building had been partially demolished, AAMCO had been renovated, and the new building for Valvoline was nearly ready for construction. He reported some revisions had been made to the façade for the AAMCO building without benefit of Planning Board approval, and there were some revisions proposed to the Valvoline building.

Tom Ireland was present as owner to explain that they also proposed to eliminate one of the gables on the new building and add a cupola. And, while it was not shown on the elevations presented, there will also be a passage door on the west elevation to comply with fire codes.

The Design Review Committee felt that the modifications made for a cleaner design, and recommended approval of the building plans as revised including an additional passage door on the west elevation for Valvoline.

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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