

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

**February 12, 2008**

The Design Review Committee held its regular monthly meeting on Tuesday, February 12, 2008, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Jay Doherty, Claude Gentilhomme, and Michael Santa (who arrived at 9:05 AM). Mr. Woodward, Ms. Hebert and Ms. Osgood of the City Planning Division were also present, as was Mr. Walker, the City's 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 February 20, 2008, 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:

- **Granite State Natural** at 58 North Main Street

There was no one present on behalf of the applicant.

Members noted that the sign is painted on a board that will be bolted over the existing blue surface above the storefront. Members felt it was somewhat bland and suggested that a border around the sign would help it to stand out on the background.

The Design Review Committee recommended approval subject to a border around the sign or consideration being given to individual letters on the blue background.

- **Bridge & Byron Printers** at 45 South State Street (2 signs)
- **Speedy Printing & Copying** at 45 South State Street (2 signs)

There was no one present on behalf of the applicant.

Mr. Gentilhomme noted that placement of the text on the awnings did not make it clear to the first-time visitor where to find the entrance to Speedy Printing .

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.

- **Sleepy's The Mattress Professional** at 240 Loudon Road (2 signs)

Mr. Woodward introduced this application for signage at the small retail center at 240 Loudon Road. He explained that the application is for an affixed sign and a new panel in the existing freestanding sign. He presented the approved elevations for this building which show awnings for each tenant. He reported that the Planning Board had previously granted approval for awnings for each tenant, along with gooseneck lighting for each tenant.

Jim Firsch, from KP Signs, was present on behalf of the applicant to answer questions from the Committee. He explained that they had applied for a building permit for an awning for this tenant but it will have not sign copy and was not intended to be illuminated. He indicated it matches the design of the awnings already installed on the building for the other tenants and will be jockey red in color.

He also explained that Sleepy's will occupy all of the remaining retail space which had originally been designed as two separate retail spaces.

Mr. Woodward noted that the awnings should have been submitted to the Design Review Committee for review and asked that a copy of that plan be submitted before the Planning Board meeting.

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, with the request that information regarding the proposed awning be submitted in time for the Planning Board meeting next week, and with the understanding that this is completing the tenancy of this building.

- Site and building plans related to an application by **The Thomas A. Moon 1988 Trust** at **208 Loudon Road**.

Ms. Hebert introduced this proposal to demolish an existing building and to construct a 6467 square foot building for Town Fair Tire. She reminded members that they had reviewed the plans in November and made recommendations. She explained the changes made since the earlier review.

Ted Kupper from Provan & Lorber, Inc. explained the details of the revised plan. He reported that most of the changes related to placement of the building on the site. The building design is mostly unchanged. He reminded the Committee that they had made recommendations for revisions to the freestanding sign and Town Fair has decided not to change the freestanding sign as recommended by the Committee.

Mr. Kupper also had photos of an existing building. Members expressed a preference for the architectural detail shown on the photograph rather than that shown on the plans.

Mr. Kupper also presented and described revised landscape plans.

The Design Review Committee recommended approval as revised, with the architectural detail as shown in the photographs.

(Mr. Santa arrived at 9:05 AM.)

- Site and building plans related to an application by **Haynes Management at 34 Locke Road.**

Ms. Hebert reported that no new plans had been submitted since the Committee's favorable recommendation last month.

- Site and building plans related to an application by **Concord National Little League** for property owned by the City of Concord at **Russell Martin Park on Iron Works Road.**

Ms. Hebert introduced this proposal to construct a baseball field at Russell Martin Park. She reported that no trees are being removed and a few more will be added to the site.

The Design Review Committee recommended approval as submitted.

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

Mr. Woodward updated the Committee regarding changes to the site plan. He reported that the project had been downsized to 25 units and they had added a community garden and play area to the site plan. The building plans have not changed.

The Design Review Committee recommended approval as revised.

- Site and building plans related to an application by **P & M Realty of Concord LLC** on behalf of **Concord Steam Corporation on Langdon Avenue.**

Mr. Woodward introduced this proposal to demolish 57,618 square feet of abandoned buildings and to construct an 18,300 square foot steam and power generation plant at the former railroad yard.

Erik Palson from Sheerr McCrystal Palson, Tim Golde from Golde Planning Consultants, and Peter Bloomfield and Mark Saltsman from Concord Steam Corporation, were present to answer questions from the Committee.

Mr. Palson described the existing site, including the 60 foot tall sawdust recovery building, and then explained the proposed relocation master plan for Concord Steam. He reported that the current application was for a steam plant facility. He reported that all of the development is outside the wetland setback. He indicated the cooling ponds will not connect to the South End Marsh. Building placement took into account visibility from the Marsh and also the ability to take greatest advantage of the site for future development.

He reported the proposed stack will be about 110 feet tall. The preference will be for it to be of a pre-cast material in a brick color. There will be no basement because there is no need for one and there is a high water table in that area. He reported there will be a ten-foot fence on top of a ten-foot berm to screen the wood chip pile.

Mr. Bloomfield explained that they are interested in not demolishing the remaining buildings on the site. They are still pursuing their options in that regard. They are now securing those buildings to minimize the continued deterioration of the buildings until they are renovated.

Mr. Woodward indicated that this is before the Planning Board for a determination of completeness and the Committee will have a chance to see any refinements next month.

The Design Review Committee indicated they were favorably impressed with the design as submitted.

- Revised landscape plans for **Village at Thirty Pines at 11 Borough Road.**

Mr. Woodward introduced this proposal for revisions to the previously approved landscape plan for a multi-family development.

Eric Buck from Pollock Land Planning explained the revisions made to the plans in order to eliminate some invasive species and to provide a more easily maintained landscaped environment.

Mr. Woodward reminded members of changes that had been made to the original site plan and approved by the Planning Board about a year ago.

Mr. Doherty recalled that the previously approved revised site plan called for a walkway through the carport buildings with a pathway connecting the carports to the rest of the site.

The Design Review Committee saw this as an improvement over the previously approved landscape plan and recommended approval subject to provision of the walking path to the carports as previously approved.

#### **Non-Agenda Item**

- Site and building plans related to construction of a **Health Education and Academic Center at NHTI on Institute Drive.**

Mr. Woodward introduced this proposal submitted to the Planning Division yesterday under RSA 674:54.

Mr. Cowan stepped down and explained this proposal for the construction of a three story academic building at the NHTI campus. He explained it will be brick to match the nearby Little Hall on two stories and one story will be metal. The road way will be reconfigured and a pedestrian access will be created in its place. He explained that there will not be much detail on the back of the building because it is mostly hidden from view. He described the placement and screening of rooftop mechanical equipment.

The Design Review Committee recommended approval as submitted.

There was no further business to come before the Committee and the meeting adjourned at 10:15 AM.

Respectfully submitted,

Douglas G. Woodward  
City Planner

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