

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

**March 11, 2008**

The Design Review Committee held its regular monthly meeting on Tuesday, March 11, 2008, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Claude Gentilhomme (who arrived at 8:45 AM), Elizabeth Hengen, Ron King, Michael Santa (who arrived at 8:45 AM). Mr. Henninger, 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 March 19, 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:

- **Card & Gift** at 104 Fort Eddy Plaza

A representative from Barlo Signs was present to answer questions from the Committee.

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

- **Gateway Plaza** at 249 Sheep Davis Road

A representative from Barlo Signs was present to answer questions from the Committee.

Members felt the base should be a darker color such as charcoal grey.

Members confirmed that the panels in the freestanding sign were not changeable message panels but blanks until the tenant panels fill them.

The Design Review Committee found the design and placement of the revised sign to be appropriate for the location and use, and recommended approval as submitted, provided the base of the freestanding sign is a dark color such as charcoal grey.

Mr. Henninger asked for an updated plan in time for the Planning Board meeting.

- **Napa Auto Parts** at 61 Hall Street

Rob McIntire from New England Sign and Awnings was present and explained that the existing signage will be removed and replaced with updated corporate logos that will be smaller in size.

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

- **Quiznos Sub** at 374 Loudon Road (2 signs)

Russ Johnson was present from Quiznos to answer questions from the Committee.

The Design Review Committee found the design and placement of the affixed sign to be appropriate for the location and use, and recommended approval as submitted, provided the affixed sign is centered in the rectangular portion of the gable. Mr. Johnson agreed to the condition.

The Committee deferred discussion of the panel in the freestanding sign until the sign company representative arrived with designs at which time they recommended approval as submitted.

- **Supercuts** at 374 Loudon Road (2 signs)

The Design Review Committee found the design and placement of the proposed signage to be appropriate for the location and use, and recommended approval as submitted, provided the affixed sign is centered in the rectangular portion of the gable.

- **Town Fair Tire** at 208 Loudon Road (2 signs)

Ted Kupper from Provan and Lorber reported that the Planning Board had concerns related to the affixed sign and the architectural relief detail proposed above the sign. The Board was concerned that if it was painted it would be part of the signage. However, Town Fair Tire does not want this to be painted and only wants it to be white on white. The Board asked that Code be asked to rule on the white on white and whether that would be considered part of the signage. Mr. Walker indicated that he had determined that the white on white feature is an architectural feature because it was generic and could be used for any other business in this building.

Mr. Gentilhomme expressed concern about the location of the freestanding sign at the northwest corner of the site and felt that visitors would be likely to use the wrong entry drive.

The Design Review Committee recommended approval of both the affixed and the freestanding sign as submitted with the architectural feature as shown white on white over the affixed sign.

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

Mr. Henninger 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 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 and that 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. He reported there will be a ten-foot fence on top of a ten-foot berm to screen the wood chip pile.

He reported that last month they had not made a decision about the building materials but since that time the decision has been made that it will be a pre-cast material in a brick color. He also described the other minor changes made since last month. He reported the stacks and silos will be brick in color.

The Design Review Committee recommended approval as submitted with the recommendation that the tall equipment be in a dark or matching color rather than shiny metal.

Ms. Hengen spoke to the remaining three railroad buildings that they have indicated they intend to redevelop and asked what exactly their intent is regarding those buildings.

Mr. Bloomfield responded that they have already started securing the buildings and once the plant is constructed they will try to market the remaining structures. He reported there will be about 18,000 square feet of useable space in the remaining buildings on the site.

Mr. Henninger also noted that they have indicated that they intend to work with the City to protect the wetlands and wetland buffers with a conservation easement.

**Site and building plans related to an application by **The Concord Congregation of Jehovah's Witnesses at 199 East Side Drive.****

Ms. Hebert introduced this proposal to demolish an existing 4820 square foot congregational center and parsonage and to replace them with a new 5377 square foot center and parsonage, along with reconstruction and reconfiguration of the parking lot.

Russ Allard was present on behalf of the applicant and described the proposed brick building with slate grey shingles and a vinyl window. He reported they propose granite lintels and sills.

Dan Slagler was also present to answer questions on behalf of the applicant.

Committee members noted that there were four vents proposed on the gable of the East Side Drive façade in addition to a round architectural element. Mr. Slagler explained that there should only be two vents and the round element shown as the vents were for fresh air intake. Members suggested that since they are to be used for fresh air intake that they should be converted to one large round fresh air vent with louvers the same color as the siding. Mr. Slagler suggested that there is a chance the vents may be able to be placed on the back side of the building.

Ms. Hengen suggested that the granite lintels go over the top of the sills and they should do the same for the bottom of the sills. Extend the lower to match the upper.

Mr. Cowan suggested that the service door be painted dark to make it disappear and not look inviting as an entrance.

Mr. Gentilhomme indicated window shutters should be about half the width of the window and cautioned the applicant to pay attention to that.

The Design Review Committee recommended approval subject to the three recommendations above.

**Site and building plans related to an application by The United Church of Christ Retirement Community, Inc. at 33 Christian Avenue.**

Ms. Hebert introduced this proposal to construct six duplexes in order to provide 12 dwelling units for the elderly very similar in design and style to the ones located between Christian Avenue and East Side drive. Single story with one stall garage for each unit. She reported there are concerns about the landscape plan. She also noted that the need to provide 300 square feet of outside space for each unit.

Mr., King indicated that they could do some very interesting things with the slope like terracing.

Richard Peasey from Lavallee Brensinger and Ted Kupper from Provan & Lorber were present to answer questions on behalf of the applicant.

Mr. King noted that there is no pedestrian connectivity to the rest of the Havenwood community and to Christian Avenue.

Mr. Peasey explained roofing and siding materials will be the same for all the buildings but trim colors will be different for each of the six buildings.

They will return next month.

**Site and building plans related to an application by St. Paul's School for faculty housing at 10 Armour Place.**

Ted Kupper from Provan & Lorber explained that they are replacing older housing on their campus. They have demolished a building that they intend to replace with a duplex.

Dennis Mires, architect, and Paul Lachance from St. Paul's School, were also present on behalf of the applicant.

Mr. Mires explained he tried to mimic the layout of existing sites on the campus nearby. There will be clapboards on the lower levels with shingles above and on the gables. As well as cementitious panels in the gables. It will be a white building with brick roof and aluminum clad wood windows. There will be a screened-in porch on the ground floor with an open deck above.

Mr. Cowan felt that the front of the garage needed further detail. The gable facing the courtyard. The Design Review Committee recommended approval as submitted with adding architectural features to the gable end of the garage.

Mr. Mires indicated he will submit updated plans before the Planning Board meeting.

Site plans related to revisions at **White Park at White and Beacon Streets.**

Ms. Hebert explained the City has been working with Warrenstreet Architects and McFarland Johnson to organize parking and pave it. Construction of a skate house. New design for the entrance from Liberty Street to the administration building. She reported they propose pervious paving for the parking lot.

Ed Roberge, Mike Kerivan, Jonathan Halle were present.

Mr. Roberge explained they are raising the grad of the existing ball field and reconfiguring. The hockey boards will remain year round.

He reported the skatehouse building is not funded at this time. It will be likely four years out.

Mr. Halle explained they tried to make the new building blend with the residential buildings near the park.

Ms. Hengen felt it should be more of a park style building than try to relate to the residences on White Street. It is contained within the park and is functionally related to the park. It should be in terms of scale, colors, materials, window treatments but not necessarily rustic in appearance.

Mr. Roberge explained this is designed to replace the existing skate house.

Mr. King felt the building does not blend with anything on the site.

Not necessarily massing or placement of the building but the details of the materials, colors, features.

Mr. Roberge explained that the Friends of White Park wanted this building constructed as a White Street house. He also noted that this is a concept plan at this time but that this is the only place where this building will work because of the test borings they had done.

There was a discussion about whether this is appropriate place for the building.

Mr. Kerivan explained that he is meeting with the landscape architect tomorrow but he explained the basic design of the landscaping.

Members agreed that the landscape plan should soften the edges of the park and the parking area and fields.

Mr. King felt they needed to make the buildings and parking connect visually.

Members agreed that the Phase I layout will not case the location of the skate house in stone.

**Non-Agenda Item**

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

Mr. Henninger explained that the Committee had reviewed the applications for affixed and freestanding signage and awning at its meeting last month and recommended approval as submitted, with the request that information regarding the proposed awning be submitted for the Planning Board meeting. The information was submitted and the Planning Board felt it looked like the awnings were not matching. The Planning Board granted conditional approval subject to the submittal of a plan depicting the proposed affixed sign and proposed awning that shows that these will fit comfortably together within the available wall space and that the proposed awning is similar in design and placement to the awnings on the other store fronts in the building. The plan had been submitted but staff noted that the awning for ht eT-Mobile is actually five feet high instead of the three feet high that was approved and used by the other tenant. Sleepy's now proposed an awning of four feet high.

Committee members felt the awning should match the T-Mobile awning and be five feet high and the signage adjusted accordingly.

There was no further business to come before the Committee and the meeting adjourned at 11:20 AM.

Respectfully submitted,

Stephen L. Henninger  
Assistant City Planner

o