

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

August 12, 2008

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

Present at the meeting were Jay Doherty, Claude Gentilhomme and Ron King. Messrs. Woodward and Henninger, Ms. Hebert (who arrived at 9:50 AM) 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 August 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:

- **CAVES** at 1 Intervale Road (1 freestanding sign)

Mike Cheever, architect with Stenbak Design Associates, was present on behalf of the applicant and explained that the freestanding sign had been approved in concept as part of the site plan approval and is now ready for final approval. He explained it will consist of white acrylic individual letters on a dark red base cabinet sitting on a stone base. Lighting will be LEDs in the bottom of each letter individual letter and internal fluorescent in the base cabinet.

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

- **Endicott Furniture** at 29 Manchester Street (1 affixed sign)

Russ Aubertine from Advantage Signs was present on behalf of the applicant to answer questions from the Committee.

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

- **Fairpoint Communications** at 1 Horseshoe Pond Lane (1 affixed sign)

There was no one present on behalf of the applicant.

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

- **KFC at 18 Hall Street (1 affixed sign & 1 freestanding sign)**

Kevin Brown and Mark Silverstein were present as applicants to answer questions from the Committee.

Mr. Brown explained this started out as a repair to the existing sign but the work turned out to be more extensive than they expected and they needed to replace the sign. He explained that the logo has been updated by the company and the applicant can no longer purchase the panels as previously approved.

Mr. Walker noted that the signs are grandfathered and the applicant is rebuilding them exactly in the same location and size.

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

Landscape plan related to an application by 125 North State Street LLC at 125 North State Street

Jonathan Halle, from Warrenstreet Architects, was present on behalf of the applicant to answer questions from the Committee.

Mr. Woodward explained that the site plan for this application was approved by the Planning Board subject to approval of the landscape plan by the Design Review Committee inasmuch as it had not been submitted at the time of Planning Board action. He described the proposed landscape plan which took into account the roundabout that the City is constructing that is affecting this property.

Mr. Halle responded to a question by Mr. King relative to signage and reported that the sign was previously approved and is already in place in the front yard.

The Design Review Committee approved the landscape plan as submitted.

Site and building plans related to an application by Concord-Merrimack County SPCA at 3 Silk Farm Road.

Steven Jensen, from Blue Sky Collaborative Architecture, was present on behalf of the applicant.

Mr. Henninger introduced this proposal to construct a new approximately 23,000 square foot, two-story building. He reported that they propose a metal roof on a silver gray stained wood building with red trim and some corrugated metal siding. The block for the lower part of the walls and higher use areas will be a gray-white color.

He reported that the biggest concern with this project is the amount of lighting proposed. He reported they had reduced the number of parking spaces to 49 since the original plan. Screening for the abutters has been provided with a solid fence.

Mr. Jensen presented material samples for the Committee to examine.

He explained they need more paving than most buildings of this size because they have a wider variety of access points into the building than most uses.

Brett Kay from Nobis Engineering was also present and described the parking and drainage plan.

Mr. Gentilhomme asked for a description of the lighting plan, and Mr. Jensen explained there will be vertical 100-watt lamps inside the housing with a flat lens. There will be four pole lights about 100 feet apart and 12 feet high. Wall-mounted fixtures will be about 30 feet apart on the building and project about 2 ½ feet. He reported that lights will go off shortly after the building closes for the day. For the most part, they will go on during mid-winter for a couple of hours.

Mr. Jensen discussed concerns about noise and explained that this is a building where the dogs are kept inside. There are no indoor/outdoor runs where dogs are allowed to run at will. Outside time is monitored.

He explained that there will be no open exhaust fans. It will be a closed system. The majority of the rooftop mechanicals will be energy recovery ventilators. They move air in and out and will have an insulated box. No mechanical work will take place within the ERV.

The Design Review Committee recommended approval of the site and building plans as submitted.

Building plans related to an application by FCFC Realty LLC at 412 South Main Street

There was no one present for the applicant.

Mr. Henninger introduced this proposal and presented photographs of the building as constructed. He explained that the building is completely different from the elevations reviewed and previously approved by the Planning Board. The affixed signage is almost identical to that approved but the freestanding sign is completely different. The rooftop mechanical equipment over the cooler section will be screened with lattice. The landscape plan has an increased number of plantings over the originally approved plan.

Mr. Gentilhomme expressed concern that the lattice screening the mechanical equipment over the cooler needed to be a good quality and maintained properly.

Members felt this design was a significant improvement over the plans originally approved.

Committee members expressed disappointment that this is an after-the-fact approval and questioned whether anything could be done to reduce the number of these items.

The Design Review Committee recommended approval of the revised elevations subject to the conditions that two (2) conical shaped trees be added to the rear of the building and that a quality screen be added around the mechanical unit on top of the cooler.

Building plans related to an application by Oak Bridge Condominiums Inc. at 120 Fisherville Road.

Karen Schact from CN Carley Associates was present on behalf of the applicant.

Mr. Henninger introduced this proposal to construct a pool enclosure in the middle of the residential development to replace the structure that collapsed under the snow load during the winter. It will be constructed on the existing foundation. The siding will be stained to match the existing building.

A representative of the Board of Directors for the condominium explained that most of the landscaping on the north side of the remaining portion of the building was removed as part of the demolition but will be replaced similarly. It was mostly a mulch area with plantings.

The Design Review Committee recommended approval provided the landscaping on the north side complements the landscaping on the west side of the building.

Site plans related to an application by St. Paul's School at 38 Fisk Road.

Mr. Woodward introduced this proposal to create a parking lot area and kiosk for a proposed new trail system in a new park being donated to the city by Rivington Winant.

Robert Pollock from Pollock Land Planning was present on behalf of the applicant and explained the process of finding a spot for the parking lot for the proposed trail system. This plan provides twelve parking spaces constructed of packed gravel on a parcel owned by St. Paul's School. The trail system will have signs discussing the natural features when it is built. There will be permeable concrete in the kiosk and seating area.

(Ms. Hebert arrived at 9:50 AM.)

Mr. Walker noted that this proposal appears to be located in the 75' Natural Vegetative Setback along Miller's Brook. If that's the case, a variance from the Zoning Board of Adjustment may be required for disturbance to this buffer in the Shoreland Protection (SP) Overlay District.

The Design Review Committee recommended approval of the site plan as submitted provided it complies with the Zoning Ordinance.

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

o