

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

September 9, 2008

The Design Review Committee held its regular monthly meeting on Tuesday, September 9, 2008, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Jay Doherty, and Ron King. Messrs. Woodward and Henninger, Ms. Hebert and Ms. Osgood of the City Planning Division were also present, as was Mr. Walker, the City's Zoning Administrator.

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 17, 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:

- **Claudia's** at 31 South Main Street (2 signs)

Ben Nardi was present on behalf of the applicant and explained that no changes are proposed to the façade. They are just placing the individual letters on the façade on the same background that was recently repainted.

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.

- **Company C** at 102 Old Turnpike Road (2 signs)

Tim Sullivan from Barlo Signs was present on behalf of the applicant and explained they are replacing the freestanding sign with a new sign with a stone base the same size as the existing sign. The affixed sign and the freestanding sign will be internally illuminated.

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.

- **Papa Gino's Pizzeria** at 129 Loudon Road (4 signs)

Darlene McCarthy from Viewpoint Sign and Awnings was present on behalf of the applicant and explained that they are not replacing the awnings to the back but will be

replacing everything else with the updated corporate identity. This will be the same amount of signage with one less awning.

Members noted that the new signage is a cleaner design.

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.

- **R.G. Wicklund and Son Auto Repair** at 240 N. State Street

Andrew Hodgkins from United Sign Associates was present on behalf of the applicant and explained they are upgrading their signage. They are actually downsizing from a 48 square foot sign to a 32 square feet sign.

Members noted that the business name was hard to read and suggested removing the yellow outline around the white lettering to make it more visible.

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 suggestion that they remove the yellow outline around the white lettering to make the business name more visible.

- **Whole Health Naturopathic Medical Center** at 112 S. State Street

Bob Perry from Advantage Signs was present on behalf of the applicant and explained that there was a panel in this sign that was removed a few years ago and it is now being replaced for the new tenant.

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.

- The following commercial tenants at **204 Fisherville Road**:
 - i. **Cooper Tires** (2 affixed)
 - ii. **First Impressions Custom Cars** (panel in freestanding sign)
 - iii. **All Tune Motor Lube** (1 affixed, 1 freestanding, 2 directional)

Dave Hazen from Sign A Rama was present on behalf of the applicant.

Mr. Walker explained that the Committee had questions the last time this was reviewed about the necessity for the two different sign designs for Cooper Tire. There was also some confusion about the placement of the proposed signs.

Mr. Hazen pointed out the location of all of the proposed signs and explained that the white Cooper Tire sign will be changed to a directory of tenants.

Mr. Henninger reported that this is an after-the-fact approval to legitimize the signage that is there now. Mr. Walker explained that everything being requested is allowable at this time. Some of the signs that had been placed without benefit of permit have been removed and the signs being requested are in conformity with the Zoning Ordinance.

Members noted that if the All Tune signs had come before the Committee for approval initially they would have expressed concerns about the graphics. They felt that one large sign would have been preferable to the multiple panels in the freestanding sign. Mr. Hazen responded that this is a franchise and this is what they want.

Members recommended that the owners be asked to consider redesigning the freestanding sign.

Mr. Doherty also noted that the graphics on the free standing sign does not appear to be coordinated. There is a mixture of colors and backgrounds that is not aesthetically pleasing.

The Design Review Committee recommended that, inasmuch as the three elements in the freestanding sign are not a pleasing, harmonious design, it should be modified to a coordinated design with a common background. They further recommended approval of the affixed Cooper Tire signs with the understanding that one of the Cooper Tire signs will be converted to a directory sign.

Site and building plans related to an application by **Greenlands Redevelopment LLC at 57 Constitution Avenue.**

(Michael Santa, Code Administrator, joined the meeting for this item.)

Ms. Hebert introduced this proposal for the redevelopment of the former Greenlands property for Weston Solutions. The proposal is to remove all of the existing structures on the property and to construct a 21,000 square foot building. The main access will be off Constitution Avenue but there will be a connection to Commercial Street.

Nick Isaak and Jim Loft from ProCon were present along with Jim Ricker from Weston Solutions to explain this application.

Mr. Isaak explained the building elevations. There will be a brick rear building with a metal sided front wing with a green roof on the front wing.

Ms. Hebert asked if they would be pursuing LEED certification. Mr. Isaak responded that they hope to. They are considering pursuing a silver certification but have not confirmed that yet.

Mr. Ricker explained the green roof system. He explained they will plant grass, wildflowers, and sedum. The green roof will be on the metal building only and not on the brick building.

Mr. Loft explained there will be a white reflective roof on the brick building. The mechanicals will be grouped and screened. The rear doors will be lighted with full cut-off wallpack units.

The committee found the building design to be acceptable as submitted but recommended that the white roof be a grey color to reduce reflectivity since this roof would be below both I-393 and the housing in the Horsepond project to the north.

Ms. Hebert described the landscape plan and indicated it is a pretty open and sunny site, and they may need to plant more shade trees. They meet the required tree count but the placement may need to be revised. She felt the Planning Board would want to see more shade trees in the parking lot, and to more substantial greenery on the north and west sides.

She indicated this will be before the Planning Board for a determination of completeness next week so the Committee will have an opportunity to see it again next month.

Site and building plans related to an application by **HDW, LLC at 106 Airport Road.**

Ms. Hebert introduced this proposal to renovate a 26,190 square foot building to house fitness businesses and a physical therapy practice. She explained they propose to add windows along the north and south elevations, install a new set of stairs and a canopy over the stairway on the south elevation, and add a door on the north elevation. The parking lot will also be reconfigured and expanded.

Mr. Cowan suggested that since this is a pre-engineered metal building with low sloped roof, they should add snow guard along the roof edge to protect pedestrians from falling snow and ice.

Mr. Santa had questions relative to handicapped accessibility.

Karen Forbes from Shaheen and Gordon was present on behalf of the applicant and explained there would be no major changes to the exterior of the building.

Mr. King felt that the building appeared unfriendly to visitors.

Members expressed the need for more information about the building such as details of the planned canopy and the entrance. Mr. Henninger noted that some of the existing windows were shown as being removed on the southeast corner of the building facing the driveway. He wondered if this was a drafting error.

Mr. Cowan indicated that the main entrance needed to define the building better. He felt that sometimes an attractive entrance can overcome an unattractive building.

Ms. Hebert suggested adding more landscaping along the north side of the property.

The Design Review Committee recommended tabling the Architectural Design Review component of this application for additional information regarding colors, materials, details about the entrance, and handicapped accessibility as well as additional landscaping.

Building plans related to an application by the **Local Government Center, Inc. at 25 Triangle Park Drive.**

Peter Tennant from Tennant/Wallace Architects and Rick Stuart from Louis Berger Group were present on behalf of the applicant.

Mr. Henninger explained the location of this property and noted that there is a companion subdivision application that will increase the size of the property to accommodate this addition.

Ms. Hebert explained this proposal to construct a 13,000 square foot addition to the existing building and to expand the parking lot.

Mr. Tennant described the building elevations for this two-story office building addition. He reported this addition will mimic the existing building as far as colors and materials, window and trim style.

Mr. King suggested providing a walkway from the parking field to the building. Mr. Henninger pointed out where these have been provided they are rarely used in that most people walk a direct route through the parking lot.

Mr. Cowan asked if there are trees in the islands in the parking lot. Mr. Stuart responded that there are. They have also grouped trees along the edge of the property to leave room for snow banks.

Ms. Hebert noted that the sugar maple and the paper birch they propose in the landscape islands are not good species for parking lots.

She indicated this will be before the Planning Board for a determination of completeness next week so the Committee will have an opportunity to see it again next month.

The Design Review Committee recommended approval of the building as submitted, and further recommended tabling action on the landscape plan to allow the applicant to consider revisions to the landscaped species and placement, as well as bringing larger trees into the parking lot for more shade. The Committee also suggested giving thought of converting the some of the new islands to bioretention swales.

(Mr. Walker left at 10:30 AM.)

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

Mr. Woodward explained this proposal for a parking lot to access the proposed Winant Park. They have made some changes since the Committee reviewed the plan last month. He indicated there may be further changes to the parking spaces based on testimony by an abutter at the public hearing before the Zoning Board of Adjustment for a variance.

The Design Review Committee recommended approval as submitted.

There was no further business to come before the Committee and the meeting adjourned at 10:40 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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