

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

October 7, 2008

The Design Review Committee held its regular monthly meeting on Tuesday, October 7, 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, Elizabeth Hengen, and Frederick Richards. 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. Mike Santa, Code Administrator, joined the meeting for the discussion related to the solar arrays at the Gateway Center.

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 October 15, 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:

- **Disabilities Rights Center** at corner of Storrs Street & Dubois Avenue (directional sign)

Amy Messer was present on behalf of the applicant as was a representative from Advantage Signs.

Mt. Henninger reported that the applicants had received a license from the City Council to place this sign off site in the City's right-of-way.

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.

- **The Blooming Iris** at 78 N. Main Street (2 signs)

Michael Gagnon was present as applicant and explained that they are replacing existing signage for the former Chandler Shop. They are replacing the existing hanging sign and re-lettering the valance on the existing awning. The large sign above the awning will be removed.

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.

- **First Impressions Custom Cars & All Tune Motor Lube at 204 Fisherville Road** (freestanding sign)

There was no one present on behalf of the applicants.

Mr. Henninger reported that the Planning Board had adopted the recommendation of the Design Review Committee and approved most of the proposed signage for this commercial property with the exception of the freestanding sign. However, the applicants had not returned with a revised proposal for the freestanding sign. He reported City staff would follow up with the applicant.

Building plans for renovations of the facades at **Fort Eddy Plaza** related to an application by **South Miami Properties, LLC. at 24-72 Ft. Eddy Road.**

Mr. Henninger introduced this proposal for renovations to the existing shopping center.

Mr. Doherty stepped down from the Committee and presented this proposal on behalf of the applicant. He explained the revised façade elevations for the minor tenant space at Ft. Eddy Plaza from the Shaw's storefront to an expanded EMS storefront. The existing green canopy at Shaw's will be extended along their frontage toward Rite Aid to tie with the roof line on the south wing of the Plaza. No changes are proposed to either the Borders or Staples storefront. No changes are proposed to the side and rear elevations. The signs shown on the elevations are not being submitted for consideration at this time. No other changes are proposed to the site or building.

He reported that the applicant is considering modifications to the parking lot in front of the complex but has no immediate plans to undertake any improvements.

He reported they are adding bases and detail to the existing columns. He explained that the vertical sign panels will be decided by individual tenants, along with signage for each of the units.

Mr. Henninger suggested that the vertical panels for each individual store sign band should be consistent. Mr. Doherty responded that it was the wish of the tenants that they have the ability to choose their own sign panel background color.

Mr. Gentilhomme felt a light grey sloped roof as shown works well with both the green and the red roof on either end of the plaza.

The consensus of the Committee was to have a consistent sign background color and let each individual tenant have their own sign design color and font.

The Design Review Committee found the elevations acceptable as submitted and recommended a consistent tan color as shown on the plans submitted. The individual signs with their different shapes and colors would provide sufficient distinctiveness for the individual tenants.

The ADRC also recommended that the sloped roof in the central section of the plaza be a light silver/grey color as shown on the elevations.

Building plans for the installation of solar arrays at the Gateway Center by Concord Gateway Properties, LLC at 25 Hall Street.

Mr. Henninger introduced this proposal for the installation of solar arrays at the existing building. He explained that different construction companies are responsible for the upper array and the lower array.

i. upper roof array

John Sarno from Borrego Solar was present to answer questions from the Committee relative to the installation of the upper roof array. He explained that there are currently mechanical units all over the roof so they need to set the solar panels so that they don't get shaded by everything else on the roof. There is an 18-inch parapet around the entire building screening the equipment. The panels will be placed at a 10% pitch. He reported that the supports will be standard polished galvanized steel.

The Design Review Committee recommended approval of the upper roof array as submitted.

ii. lower roof array

Dick Benson from Bricks & Stix Construction and Robert Zeitlin, owner of the building, were present to answer questions from the Committee.

Mr. Cowan asked about reflection from the structures and Blair May from Solar Winds Northern Lights responded that it would typically be less than what would be experienced with a normal window. The non-reflective coating used on the panels improves their functionality.

Mr. Zeitlin advised the committee that the installation would reduce CO₂ emission by 59,000 pounds per year.

The Design Review Committee recommended approval of the lower roof array as submitted.

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

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.

She reported that last month 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 residential units at Horseshoe Pond

Place to the north. The plan has now been revised to have an off-white roof instead of bright white.

Nick Isaak from ProCon Construction was present on behalf of the applicant to answer questions from the Committee.

Ms. Hebert reported that the plan has been revised to include more landscaping and to screen the dumpster area. They have also added a hedge of lilacs at the boundary between this and the abutting residential building to the north at the Horseshoe Pond Complex.

Jim Ricker from Weston Solutions was present and answered questions relative to the design of the green roof. He reported that they will use wildflowers and drought resistant sedums in trays that can be replaced if the plant material dies. They will use four-inch deep modules for this particular roof. The roof is not intended to be walked on and they usually install walkways for maintenance access to the system.

Design Review Committee members commented that the building is neat and clean in design.

Mr. Cowan noted that the whole roof is surrounded by a fence/guardrail and suggested that if the roof is not intended for general access, the guardrail could be placed only around the proposed patio area. Mr. Isaak concurred with this suggestion and agreed to explore his options under the building code.

The Design Review Committee recommended approval of the site and building plans as submitted with the suggestion that they consider eliminating all or a portion of the guardrail around the green roof.

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 reported that the Committee had reviewed this proposal last month and requested additional information regarding colors, materials, details about the entrance, and handicapped accessibility as well as additional landscaping. That information was submitted in time for action by the Planning Board.

She explained that the Planning Board had granted approval subject to approval by the Design Review Committee of the revised elevations.

She reported there is no single main entrance to this building. A visitor will use whichever entrance will access the particular office a visitor is planning to visit.

She reported they had added landscaping to the north side of the building and moved the handicapped parking spaces.

Timothy Golde from Golde Planning Consultants was present on behalf of the applicant to answer questions from the Committee.

The Design Review Committee approved the site and building plans as revised.

Site and building plans related to an application by the Local Government Center, Inc. at 25 Triangle Park Drive.

Ms. Hebert explained this proposal to construct a 13,000 square foot addition to the existing building and to expand the parking lot. She reported that the Design Review Committee had reviewed the site and building plans last month and recommended approval of the building as submitted. The Committee 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 to converting some of the new islands to bioretention swales.

She reported that the applicant had addressed the Committee's concerns and submitted revised plans. Bioretention areas and additional shade trees have been added to the plan.

The Design Review Committee recommended approval as revised.

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

Mr. Woodward explained this proposal for construction of an entrance to the trail system to the Winant land and a kiosk that memorializes the late Governor Winant. He reported that at the public hearing last month the abutter to the south expressed concern about water flowing onto her property and the design of the parking lot. The Planning Board granted conditional approval but the applicant's agents have redesigned the parking plan to accommodate the concerns of the abutter and relocated the kiosk. They have added more landscaping, moved parking away from the neighbor, eliminated any direct wetland impacts, added a bike rack, reduced the number of parking spaces from 12 to 9, and eliminated one of the driveways. The abutter is now happy with the new plan.

Design Review Committee members expressed the opinion that this is a much improved design and recommended approval as revised.

Non-Agenda Items

Boloco Sign at Ft. Eddy Road

Mr. Walker presented an application that arrived too late to be considered this month. He explained that Boloco had recently taken over the space vacated by Boston Market and hopes to open in early November, before the Committee meets again. They have requested approval of a temporary permit for one sign until they are able to gain approval for the permanent signage.

Members noted that the secondary lettering on the proposed sign appears to be rather small. Mr. Walker responded that this is one sign being requested at this time and that there will be a full replacement signage package for this tenant next month.

The Design Review Committee felt the proposed sign would be approvable.

Concord Hospital Garage at 250 Pleasant Street

Mr. Cowan presented preliminary sketches for an additional story at the existing parking garage at Concord Hospital. He reported that the existing garage was constructed to allow for this expansion. He reported they propose to match the existing colors, materials and details.

Mr. Henninger suggested that the additional story might make it more boxy and monotonous. It might be more massive and less attractive with a third level added identical to the two existing parking levels.

Mr. Cowan indicated that for snow removal they are looking at an architectural mesh along the side that might break up the mass of the entire building.

Members agreed that the concerns related to the non-tower corner and the long façade facing the rehabilitation hospital in particular since these are the facades closest to the neighboring residences.

Mr. Cowan noted that trees will break up the long side once they have matured.

There was no further business to come before the Committee and the meeting adjourned at 10:05 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner