

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

**December 9, 2008**

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

Present at the meeting were Jay Doherty, Elizabeth Hengen and Frederick Richards. Mr. Woodward, 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 December 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**

Mr. Woodward indicated that P & M Realty had asked if their application could be considered first as they had been scheduled for a meeting with the Public Utilities Commission at 9:00 AM.

**Revisions to site and building plans related to an application by P & M Realty of Concord at South Main Street and Langdon Avenue.**

Mr. Woodward introduced this proposal for revisions to the previously approved site and building plans for construction of a new facility for Concord Steam.

Attorney Richard Uchida from Orr & Reno and Peter Bloomfield from Concord Steam Corporation were present and explained the modifications. They provided photo-simulations of the proposed steam plant as viewed from several perspectives along I-93 and South Main Street.

Mr. Uchida explained that they needed a larger boiler than they originally expected and that increased the height of the building to 82 feet. There will be no changes to the color or general design of the building, just an addition to the parapet. He also explained there will be changes to the pollution control facility to bring it closer to the main building. The pollution control building will be about 90 feet tall with metal siding.

Members asked if the siding could match the building and Mr. Bloomfield indicated it is typically metal clad but he did not see why it could not be enamel clad siding.

Mr. Bloomfield also pointed out that the orientation of the building had changed slightly. Also, because the boiler had increased in height, the stack had to increase in height, from 110 feet to 130 feet.

He reported the new penthouse will be constructed of louvers for airflow. There will be metal siding in and around the louvers.

Mr. Richards felt this facility should be celebrated as an icon. He felt it will be an important part of the landscape of the city.

There was a discussion relative to the color of the proposed stack. Ms. Hengen would like to see the stack integrated into the buildings in the complex and not a white stack that will stand out.

The Design Review Committee recommended approval of the revisions with the recommendation that the stack be constructed in a brick color that would be integrated into the complex and not white or a light color that would stand out visually.

The Committee then considered the proposed placement and design of signs:

- **Boutwell's Bowling Center at 152 North State Street** (1 affixed sign)

Mr. Woodward explained this proposal for a new affixed sign on the existing building.

There was no one present for the applicant.

After a brief discussion relative to the existence of signage currently on the building, the Design Review Committee found the proposed design and placement of the sign to be appropriate for the location and use, and recommended approval as submitted.

Site and building plans related to an application by **LAT Holding Company LLC at 20 Break O'Day Drive.**

Ms. Hebert introduced this proposal by the Scott Lawson Group to construct a new office building. She reported they intend to seek a LEEDS platinum certification for this building. She reported they also intend to purchase the former Break O'Day schoolhouse building and move it onto their site for use as a skate house for the ice skating pond they also propose to construct.

Ms. Hebert introduced Bruce Hamilton from Bruce Ronayne Hamilton Architects and Erin Reardon from Nobis Engineering, who were present on behalf of the applicant.

Mr. Hamilton explained the design of this 44,000 square foot office building. He reported there will be no windows on the north side in order to minimize heat loss. Also, since the north side of the building faces I-393, the lack of windows will minimize

the noise from the highway. He reported that the third level will have a clearstory which will help to provide natural lighting inside the building.

Mr. Richards suggested lighting the building at night to help minimize the starkness of the design and to call attention to it.

Mr. Hamilton explained that the façade will be of a masonry veneer along with industrial metal panels using thick seams between the panels. While no decision has been made yet about the details of the lighting plan, there will be lighting to enhance the architecture of the building. He also described a water feature that will be constructed near the building entry as well as inside the entrance atrium. He reported they will be capturing rainwater to use in the water features.

He reported that there will be a white membrane roof to reflect solar gain for a portion of the roof and then the remainder will be a green roof with access to a small area for demonstration purposes. All of the stairwells will have natural light and there will be operable windows. All HVAC equipment will be inside the building. The system in general is an under floor system.

They are also considering wind turbines on the roof to generate electricity. No solar panels are proposed. The wind turbines will be about 8½ feet high with blades with a four-foot span, probably in a bank of ten units. He reported they still need to do a wind study for this site to determine whether this would be a feasible option.

Ms. Hebert discussed the proposed landscape plan. Except for the area just around the building, most of the site will be left in its natural state. She reported that staff has commented that there is a need for more vegetative buffering from the highway. They also need more vegetation around the skating pond.

Ms. Reardon reported that they propose to use a pervious concrete in the parking areas which will minimize the amount of heat being generated in the parking area.

Ms. Hengen asked for a discussion relative to the re-use of the historic school house building. Mr. Hamilton explained they have not focused on the plan for the school house at this time. But he expected that they would bring it up to accessibility and building code for use as a skate house. He indicated that they will return to the Design Review Committee when their plans for the schoolhouse are fully developed.

Ms. Hengen expressed the opinion that this was a fascinating project and exceptionally well designed.

The Committee suggested that they needed to continue to explore options for the design of the site and building as seen from I-393 and return next month with updated plans for both building façade and landscaping.

Mr. Richards reminded Mr. Hamilton that the Heritage Committee's Demolition Review Committee should be contacted regarding moving the school house building.

Revisions to building plans related to an application by **Wal-Mart Real Estate Business Trust at 344 Loudon Road.**

Mr. Woodward introduced this proposal for exterior renovations to the existing building. He reported that the building is currently gray with red and blue accents. He reported that the company is re-branding and now propose to change the color scheme to shades of light brown and beige. They also propose a new entry gate to the garden center. Because this is in the Gateway District, they need approval for the change in appearance. There are no changes proposed to the site plan.

The Design Review Committee found the new color scheme to be bland but recommended approval as submitted.

**Non-Agenda Item**

- **All Tune Motor Lube at 204 Fisherville Road** (freestanding sign)

Mr. Walker presented an updated design for the panel in the freestanding sign for All Tune Motor Lube. He reminded the Committee that this signage package had been reviewed in September and recommendations made by the Committee. The Planning Board had adopted the Committee's recommendations and had not acted on the freestanding sign as it was felt the proposed signage was cluttered, confusing and unattractive. A new design had just been submitted for review.

Members suggested that "and" in the panel was difficult to read and suggested that this sign would need to be submitted in a timely fashion for the January meeting as it had not been advertised for discussion or recommendation for December.

There was no further business to come before the Committee and the meeting adjourned at 10:25 AM.

Respectfully submitted,

Douglas G. Woodward  
City Planner

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