

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

March 10, 2009

The Design Review Committee held its regular monthly meeting on Tuesday, March 10, 2009, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Claude Gentilhomme, and Frederick Richards. Mr. Woodward, Mr. 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 March 18, 2009, 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:

- **Circle K/Irving** at 114 Fisherville Road (2 signs)

There was no one present on behalf of the applicant.

Mr. Henninger explained that the Design Review Committee had reviewed this application in February and found that there was no relationship between the yellow building and the proposed red and white sign. The pumps and the building needed to relate better to each other. He reported that the Committee had recommended tabling action to allow the applicant to redesign the signage for this site to better coordinate the colors, and to allow the applicant the opportunity to prepare a more clear presentation of the proposal. The Planning Board adopted the Committee's recommendation.

He reported the Committee had received a revised design for the freestanding sign and they now propose the Circle K sign on a taupe sign band, with the existing blue vertical elements remaining at the corner of the building, and the rest of the building painted a taupe color to match the sign band. The sign will not be internally illuminated.

The Design Review Committee found the new design to be less offensive and recommended approval as revised.

- **Circle K/Irving** at 231 Loudon Road (2 signs)

There was no one present on behalf of the applicant.

Mr. Henninger explained that the Design Review Committee had reviewed this application in February and found that there was no relationship between the yellow building and the red and white proposed sign, and had suggested that they remove the red stripes and yellow band and find colors that work with both the Circle K emblem and the Irving colors. He reported that the Committee had recommended tabling action to allow the applicant to redesign the signage for this site to better coordinate the colors, and to allow the applicant the opportunity to prepare a more clear presentation of the proposal. The Planning Board adopted the Committee's recommendation.

He reported that the Committee had received a revised design and they now propose the Circle K sign on a taupe sign band, with the remainder of the building be painted taupe to match the sign band. The sign will not be internally illuminated.

The Design Review Committee found the new design to be less offensive but noted that the preferred the contrasting colors proposed on the Fisherville Road building. The committee recommended approval for the design to match the proposed Fisherville Road building with the contrasting colors.

- **Circle K/Irving** at 163 North State Street (2 signs)

There was no one present on behalf of the applicant.

Mr. Henninger explained that the Design Review Committee had reviewed this application in February and had recommended approval of the affixed sign subject to the background color of the building behind the sign remaining taupe as shown. The Planning Board adopted the Committee's recommendation.

He reported that the Committee had received a revised design showing a smaller Circle K on the freestanding sign.

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

- **Circle K/Irving** at 190 Pleasant Street (3 signs)

There was no one present on behalf of the applicant.

Mr. Henninger explained that the Design Review Committee had reviewed this application in February and had recommended approval subject to the background color of the building behind the affixed sign remaining taupe as shown, provided the

signage complied with the Zoning Ordinance. The Planning Board adopted the Committee's recommendation.

He reported that the Committee had received a revised design for the freestanding sign showing a smaller Circle K on the blue background.

The Design Review Committee found the revised freestanding sign to be appropriate for the location and use, and recommended approval as revised. The Committee further recommended that the gable on the brick building remain white and not be painted taupe as proposed for the other locations reviewed.

- **Susana's Sewing Studio** at 30A Warren Street (1 sign)

There was no one present on behalf of the applicant.

Mr. Henninger explained this is a replacement hanging sign for a new use in the existing commercial space.

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

- **TD Bank** at 143 North Main Street (6 signs)

Jim Cranston from Bohler Engineering was present on behalf of the applicant and explained that they are re-branding and replacing existing signage with the new name and logo. The signs are either the same size as existing or slightly smaller.

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

- **True Brew Barista** at 4 Bicentennial Square (1 sign)

Glenn Schadlick from Ne-Op-Co Signs was present with Robert Zinzer as applicant and explained this is a replacement sign for a new business using the existing brackets.

The Design Review Committee found the design and placement of the proposed sign to be appropriate for the use and location, and recommended approval as submitted. The committee complimented the designer and applicant on the sign.

- **Wal-Mart** at 344 Loudon Road (1 sign)

There was no one present on behalf of the applicant.

Mr. Henninger explained this proposal for a replacement sign for the main sign which is being replaced as part of façade improvements approved last year. Mr. Walker noted that this sign will replace all the existing affixed signs except for TD Bank North.

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

Revisions to previously approved elevations of attached dwelling units by **Abbott Village at 382 North State Street**.

There was no one present on behalf of the applicant.

Mr. Henninger explained that the applicant received approval and has started construction on this multi-family development. Three residential buildings and a community building have been constructed as well as the foundation for a fourth residential building. He explained they now propose to construct a two-story building on the foundation instead of the three-story building previously approved. They would use the same footprint and the same site plan as well as the same building design and exterior finishes. He explained that the intent is to match what has already been constructed but at a smaller scale. The request is for this building only.

The Design Review Committee recommended approval of the proposed revision to the previously approved building design in order to eliminate one story of the residential building. The Committee also asked staff to caution the developer that further downsizing of building size would need to be carefully planned and may not be appropriate. The committee noted that the applicant needs to consider, for future modifications, the design implications of the change in building height. A random approach to the building height could detract from the overall appearance of the development.

Site and building plans related to an application by **Concord Regional Solid Waste/Resource Recovery Cooperative on Whitney Road**.

Ms. Hebert explained this proposal to construct a large recycling facility with an accessory office building and 50 parking spaces. The building will have a standing seam metal roof, metal vertical panels for siding with translucent daylight panels at the top of the wall. She reported they are pursuing LEEDS silver certification for the office building. There is no information available yet about any intended construction around the proposed scales.

Mr. Cowan expressed concern about what would be visible from the Merrimack River. The committee and staff discussed the placement of the building and believes that none of the building will be visible from the river but during the winter the building may be partly visible from I-93.

Paul Schmidt from CMA Engineers was present on behalf of the applicant as was Jim Presher, director of the Concord Regional Solid Waste/Resource Recovery Cooperative.

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

Site and building plans related to an application by McCarthy Properties on behalf of Capital Region Development Council, at 12 Chenell Drive.

There was no one present on behalf of the applicant.

Mr. Henninger explained that the Committee had reviewed this proposal to construct a 9,140 square foot industrial building last month and had recommended that the applicant consider constructing a gable over the second tenant space. Members had also noted that the landscaping along the buffer appeared sparse and suggested supplementing it with low-growth materials. He reported that updated elevations had been submitted that provided a more substantial gable over the secondary tenant entrance. No revised landscape plan was provided for the meeting.

The Design Review Committee recommended approval in February subject to the addition of landscaping along the frontage of the site and in islands next to the building, along with the addition of a smaller gable over the second tenant entrance on the front of the building matching the main canopy, and revised renderings providing more accurate color representations.

The Design Review Committee suggested that the secondary canopy shown on the revised elevation should be twice the size shown in order to provide space for a sign and to be more in keeping with the main entrance.

Revisions to previously approved elevations by Laconia Savings Bank at 165 North Main Street.

Frank Lemay from Milestone Engineering and Dennis Mires, architect, were present on behalf of the applicant.

Mr. Mires explained that the Laconia Savings Bank had received Planning Board approval several months ago to demolish a former convenience store building, construct a remote teller building, and renovate an existing abutting building for bank offices. The remote teller building has been constructed and the owner has received compliments on the building and wants to leave the brick natural and not paint the brick on the remote teller building. The original (front) portion of the existing building is currently brick painted white and has white clapboards on the front façade. They would like to remove the white vinyl front siding, replace it with red brick and clean the white paint off the existing brick of the rest of the original house.

Mr. Richards objected to changing the front of the building to brick because the white clapboards are the historic, original style of construction for that building. He suggested cleaning the paint off the existing brick and restoring it. The proposed changes would lose a lot of historical character by using new brick on the gable end.

The Design Review Committee recommended that the owner restore the original brick to its natural color and continue to use white clapboard for the front facade. The Board also agreed with the applicant's proposal to leave the brick natural on the remote teller building and not paint it white.

There was no further business to come before the Design Review Committee and the meeting adjourned at 9:40 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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