

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

April 7, 2009

The Design Review Committee held its regular monthly meeting on Tuesday, April 7, 2009, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Jay Doherty, Claude Gentilhomme, 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 April 15, 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:

- **Ed Reilly Subaru** at 150 Manchester Street (1 freestanding sign)

There was no one present on behalf of the applicant.

Mr. Woodward explained this proposal for the replacement of an existing freestanding sign with a new freestanding sign that is reduced in size.

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

- **Ichiban Japanese Steakhouse & Sushi Bar** at 118 Manchester Street (1 freestanding sign)

There was no one present on behalf of the applicant.

Mr. Woodward explained this proposal for the replacement of an existing freestanding sign. In answer to a question by Mr. Walker, Mr. Woodward reported that the existing freestanding sign is externally lighted.

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

- **TD Bank** at 344 Loudon Road (1 affixed sign)

No one spoke on behalf of the applicant.

Mr. Woodward explained this proposal for the replacement of an affixed sign at the existing Wal-Mart building. He reported this is part of the bank's rebranding.

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

- **TD Bank** at 277 Sheep Davis Road (2 affixed signs)

No one spoke on behalf of the applicant.

Mr. Woodward explained this proposal for the replacement of affixed signage at the bank's existing building at the Steeplegate Mall site. He reported this is part of the bank's rebranding.

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

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

Ms. Hebert explained the Design Review Committee had reviewed this proposal to construct a large recycling facility with an accessory office building and 50 parking spaces last month, and recommended approval as submitted. She reported that, in answer to concerns expressed by the Committee, they had revised the site plan to increase the number of trees to screen the view of the building from the Merrimack River.

The Design Review Committee recommended approval of the revised site and landscape plan.

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

Ms. Hebert reported that the Planning Board had opened its hearing on this application but had tabled action on the application. There are no changes proposed to the architectural elevations or the site plan. She reported that the plan for the skate house will be presented to the Design Review Committee and the Planning Board when they are ready to move the building.

Site and building plans related to an application by **Tropic Star Development** on behalf of **Burger King Corporation, the Hall 2001 Family Revocable Trust, Jean B. Chase, and Dale G. Fifield** at **155 and 157 Loudon Road**

Mr. Woodward introduced this proposal for the demolition of the existing Burger King restaurant and American Brake Service building in order to construct a new CVS store and a new Burger King on the site.

Wayne Morrill from Jones and Beach Engineers was present on behalf of the applicants and explained they had revised the site plan since the Committee last reviewed it, and now propose separate entrances off Loudon Road for each building. They will provide one-way traffic around the Burger King building and expanded lanes exiting the site at East Side Drive. There will be a landscape island between the two building sites and a six foot high opaque fence along the entire rear property line to screen the residential abutters from the commercial uses.

Mr. Woodward asked about the applicant's plans for site lighting and Mr. Morrill responded that they will be using low landscape-style lighting poles at the rear of the property for the CVS building. Also, all external mechanical equipment will be directed away from abutting residential uses to minimize noise and rooftop mechanical units will be screened.

Mr. Morrill explained that the CVS will be a masonry block building, and the Burger King building will have a stone façade with stucco.

Mr. Gentilhomme suggested that the applicant consider a brick façade for CVS the same as on the new CVS building on Hall Street. He recalled that a lot of time was spent discussing the design of the Hall Street building and it was a much improved building. Members also suggested that the new Walgreen building across the street from this proposed site would be an appropriate design to emulate.

Mr. Doherty mentioned that the proposed high windows were uninviting and suggested that they consider longer windows with spandrel panels.

Mr. Morrill explained that the Burger King building will have a split face block along the bottom along with gray stone stucco and a blue band at the top and a tower with the Burger King symbol.

There was a brief discussion about whether the two buildings should match, and members agreed that they should each have their own identify provided that the "quality" of each building is the same.

Mr. Gentilhomme suggested that the windows on the CVS building should be longer and they should use brick instead of block on the building. The Burger King building should be beige or light brown instead of white.

Mr. Doherty noted that the west elevation showed what appeared to be a dropped parapet. He felt the parapet should be carried along the entire west elevation.

Mr. Woodward noted that there was no note on the site plan regarding placement of freestanding signs. Mr. Morrill responded that they plan to remove the existing freestanding sign for Burger King and replace it with freestanding signs for each of the uses at their individual entrance drives.

Mr. Morrill indicated they hope to retain many of the trees along the rear property line.

The Design Review Committee requested that full elevations with actual colors for both buildings be submitted for review. Mr. Morrill reported that he would resubmit a full package soon and they hoped to be ready for a public hearing with the Planning Board in May.

Site and building plans related to an application by 26 Centre Street LLC at 26 & 26 ½ Centre Street

There was no one present on behalf of the applicant.

Ms. Hebert introduced this proposal to demolish an existing residential building and garage to construct a 20-space parking lot. There will be one-way traffic circulation through the site. She explained they also propose to paint the exterior, renovate the interior of the remaining building on the parcel, and to construct a handicapped ramp to the front entrance. She reported they plan to use pervious pavement for the parking area and improve drainage on the site. They propose to use ten foot high, dark sky friendly, cutoff lights in the parking lot.

Mr. Doherty asked if the parking lot could be made smaller if they eliminated one of the proposed one-way travel lanes going through the rear parking field. He felt they could re-arrange the parking and still provide more green space.

The Design Review Committee recommended approval as submitted with the suggestion that one travel lane be eliminated.

There was no further business to come before the Committee and the meeting adjourned at 9:50 AM.

Respectfully submitted,

Douglas G. Woodward
City Planner

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