

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

**July 7, 2009**

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

Present at the meeting were Duene Cowan, Jay Doherty, Ron King (who arrived at 8:45AM), and Frederick Richards. Messrs. Woodward and Henninger, 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 July 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:

- **Capital City Realty** at 70 Pembroke Road (freestanding sign)

Mr. Henninger explained this proposal for a replacement freestanding sign. He reported that this has been a single tenant building and is now a multi-tenant building. The new freestanding sign is intended to provide panels for each of the tenants. The sign will have a white background with maroon text and gold accents. The pole cover will be black as will the top and bottom panels

There was no one present on behalf of the applicant.

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

- **Bark Now** at 237 South Main Street (freestanding sign)

There was no one present on behalf of the applicant.

The Design Review Committee found the design and placement of the sign to be appropriate for the location and use, and recommended approval as submitted provided it is placed five feet back from the property line.

- **Red Book DVD Rentals** at Walgreens at 142 Loudon Road (kiosk with signs)

Mr. Henninger explained this proposal to construct an outdoor kiosk attached to the existing Walgreens building. He reported that lighting is shown under the canopy.

There was no one present on behalf of the applicant.

The Design Review Committee found the design and placement of the sign to be appropriate for the location and use, and recommended approval as submitted provided the lighting is shielded to prevent glare.

- **Sam's Club** at 304 Sheep Davis Road (affixed sign)

Mr. Henninger explained that the applicant had recently received approval for two of the three signs allowed under the Zoning Ordinance. This proposed sign is the third allowed.

There was no one present on behalf of the applicant.

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

- **GES Solar Store** at 22 Pleasant Street (hanging sign)

Mr. Henninger reported that all the signage in the window from the previous tenant would be removed and a hanging sign installed.

(Mr. King arrived at 8:45AM.)

There was no one present on behalf of the applicant.

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

Application by **Concord Housing Authority on behalf of Judith & Emmanuel T. Brochu, Jr.** for approval of modifications to the previously approved elevations and footprints of dwelling units, and modifications to the previously approved landscape plan at **8 Parmenter Road.**

Mr. Henninger explained this proposal for minor changes to the buildings and landscape plan reviewed by the Committee and approved by the Planning Board last

year. He explained that there will now be fencing along the northerly property line and additional shade trees in the parking lot.

Jeff Merritt from Keach Nordstrom Associates was present on behalf of the applicant and explained that Concord Housing Authority plans to purchase this project and construct and manage it. He introduced Jim Fowler, and John Hoyt from Concord Housing Authority.

Mr. Merritt explained that the old footprint did not contemplate boiler rooms for the buildings so there are new bump outs that reflect the addition of a boiler room to each building. The units have actually been slightly reduced in size so that there is no increase in floor area resulting from the addition of the boiler rooms. He explained that the original plan was for individual boilers in each unit since they were intended to be condominium ownership. Now that they are rental units, they proposed boiler rooms to service an entire building. He reported that there were also minor tweaks to the elevations.

The Design Review Committee recommended approval of the revised landscape plan and building elevations as submitted.

**Site and building plans related to an application of the Warren H. Watts Revocable Trust at 26 Beacon Street.**

Warren Watts was present as applicant with Christopher Carley from CN Carley Architects.

Mr. Henninger explained this proposal for the conversion of this property from two units to three units. He reported that there are two units in the main building and a third unit is proposed for the existing barn. He reported the applicant needs to provide three trees for the parking lot. He reported that the applicant had obtained variances for a twelve-foot wide driveway as well as for a 9,808 square foot lot where a 10,000 square foot lot is required.

Mr. Carley explained that the old barn had a lean-to shed that will be removed, the barn will be preserved and a two-story, two-bedroom living unit will be constructed in the structure. The fences to the rear of the property will be rebuilt.

Mr. Watts reported that these units have not been constructed to be converted to condominium units.

Mr. Carley indicated that they hope to keep the existing maple tree and existing arborvitae and will add one more tree on the site.

In answer to a question by the Committee, Mr. Watts indicated that the front entry door to the third unit will have nine panels of glass instead of the solid door shown.

The Design Review Committee recommended approval of the site and building plans as submitted with glass windows in the entry door as described.

Pre-application discussion with the **Duprey Companies** relative to the redevelopment of property currently owned by **Sanel Realty Company, Inc. between South Main Street and Storrs Street immediately northerly of Theatre Street.**

Dana Adams from Opechee Construction explained they are not working on the building or the architecture for the CATCH portion of this project but are working on the site plan in order to provide a coordinated project. The CATCH building will be a separate detached building that will be coordinated so that it will look like one project. He explained the office building will be red brick with curtain wall framing and colored glazing and an aluminum panel system. They expect it to be a LEED certified building but do not know for which level they will apply at this time. Part of the building may have a green roof. They will also look at some solar applications. They will use a gray masonry, cast stone product similar to that used at Capital Commons at the base of the building and for the lintels.

Mr. Richards felt the important part of the design will be the detailing. That will make the difference between this being a run of the mill office building and a lovely continuation of downtown. He felt they needed to make sure there are shadow lines.

Mr. Henninger noted that at the staff level the suggestion was made that they should bring the brick down a little more on the elevation on Theatre Street.

Mr. Adams explained that there will be mechanical systems on the roof but they will not be large. It is not intended that the building will have one large central system. Mr. Adams advised that they are looking at options for screening this equipment.

John Chorlian and Steven Duprey were also present for the applicants.

Mr. Duprey discussed parking for the project. He explained that some of the parking spaces they need will be provided through lease of spaces at the existing parking garage at Capital Commons and some will be provided in a parking lot on Theatre Street which they are proposing to purchase from the City. They are contemplating expanding the Theatre Street parking lot southerly along Storrs Street. Construction will eliminate most if not all of the plant material that is screening the neglected back sides of those abutting buildings between Storrs Street and S. Main Street. They will add plant material anywhere they can, and they will try to preserve as many trees as possible but he did not believe it would be particularly attractive.

There was a brief discussion relative to other property nearby that might make an attractive solution to the need for additional parking for this building.

There was no further business to come before the Committee and the meeting adjourned at 9:55 AM.

Respectfully submitted,

Stephen L. Henninger  
Assistant City Planner  
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