

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

**November 9, 2010**

**Minutes Corrected on 11/24/2010  
(see page 2 of 6)**

The Design Review Committee held its regular monthly meeting on Tuesday, November 9, 2010, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Jennifer Czysz, Jay Doherty, Claude Gentilhomme, and Fred Richards. Mr. Woodward, Mr. Henninger, and Ms. Hebert of the City Planning Division were also present, as was Craig Walker, Zoning Administrator and Michael Santa, Code 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 November 17, 2010, 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:

- **Agile Magnetics** for one new affixed sign at **24 Chenell Drive**

James Atwood, President of Regional Manufacturing Specialists, Inc., was present and addressed the committee.

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.

- **Bravo** for one hanging sign at **26 Warren Street**

A.J. Silva, business owner was present and advised the Board that he had submitted two different designs for the hanging sign. It was the consensus of the committee and Mr. Silva that the solid black design for the silhouettes was the most effective.

The Design Review Committee found the proposed design to be appropriate for the location and use, and recommended approval as submitted with the solid black silhouettes.

- **League of NH Craftsman** for a new affixed sign at **36 North Main Street**

No one was present to represent the applicant.

Mr. Gentilhomme noted that the sign would be more attractive if the background color was a dark blue color rather than the teal color shown. The committee strongly concurred and felt that the dark blue color is more in keeping with this historic storefront.

The Design Review Committee recommended approval subject to the condition that the background be a dark blue color rather than the teal color shown.

- **NH Association of Insurance Agents** for an additional panel for an existing free standing sign at **125 Airport Road**. (*correction made by adding this agenda item to the minutes*)

No one was present to represent the applicant.

Mr. Henninger noted that this application involved the addition of a small panel which matches the existing sign.

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

- **Supercuts** for a new affixed sign at **42 Ft Eddy Road** (Ft. Eddy Plaza)

There was no one present on behalf of the applicant.

Mr. Walker advised that the sign would consist of internally illuminated channel letters in keeping with the other signs on the facade.

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

- **Wal-Mart Stores, Inc.** for one replacement freestanding sign at **304 Sheep Davis Road**

Mr. Brian Lorenz was present representing the applicant. The proposed sign is a replacement for the sign destroyed in a windstorm in May of this year. The sign is to be located closer to the main entrance than the previous sign. Mr. Gentilhomme noted that the previous sign was being blocked by the landscaping on the site, and this relocation will avoid any need to cut down existing trees on site.

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

**Building plans related to an application by Twelve North Main Street Realty LLC at 12 North Main Street. (#2010-39)**

Thantchai (Tom) Saktanaset was present from Siam Orchid as applicant.

Mr. Henninger introduced several revisions prepared by the applicant since the last meeting. Mr. Henninger noted that he advised the applicant not to paint the building cornice a purple color, since this type of color treatment is not found along Main Street. The committee and Mr. Saktanaset agreed that the cornice would be brown or another earth tone color, compatible with other cornices along Main Street.

The Committee felt that four windows on the second floor was the best choice and suggested that four double hung windows could be placed side by side. The committee strongly recommended that casings were needed around the second floor windows and that a lintel and window sill be provided for the second floor windows.

The ADRC members noted that a deep or dark purple color could be appropriate for the first floor windows and iron columns, as well as part of the proposed affixed sign. The bright purple color proposed in one option was not appropriate, but the committee felt that the black paint option was perhaps too bland. The committee was of the opinion that the existing granite column should not be painted.

The committee noted that more detail was needed for the storefront changes and recommended that Mr. Saktanaset return next month with more detail. Tom said either himself or his son would return in December, with more information for consideration by the committee. The committee noted that some of the existing façade should be removed to ascertain fully what existing features are left underneath the present façade.

The committee advised Mr. Saktanaset that progress has been made. Mr. Henninger advised the applicant that he could proceed to obtain a building permit for interior renovations, if he so desired.

**Site plan and building plans for a new automobile dealership for Concord Nissan at 175 Manchester Street.**

Mr. Henninger introduced the project to the committee and advised them that the two phases shown were related to the timing for the realignment of Airport Road and Manchester Street.

Jason Hill from Holden Engineering was present to answer questions from the committee. Mr. Hill brought revised elevations for consideration by the committee. Mr. Hill pointed out that this property is within the transition slopes for the Concord Airport, which limits the height of buildings and structures on the site.

Mr. Henninger noted that the rear of the building facing the airport property would not be visible due to the existing woods on the airport property next to the site. The committee found the design for three of the four facades to be appropriate for the use and location. The committee focused on the Manchester Street façade, and found the design for this façade to be lacking in architectural character. The committee noted that the long unbroken grey concrete block wall was at the entrance to the City and created a bleak appearance. The committee noted that changes in material, wall detailing and articulation will be necessary in order to improve the appearance of the Manchester Street façade.

Mr. Woodward advised that the Planning Board will be considering this project for completion on November 17 and likely would be setting this application for public hearing for December 15. This would allow time for the applicant to make revisions and resubmit revised plans for consideration at the committee's next meeting on December 7.

The committee also requested the applicant to provide for additional shade trees around the parking areas.

**Site and telecommunication tower for St. Paul's School by Florida Tower Partners, LLC at 325 Pleasant Street**

Ms. Hebert introduced the project to the committee and distributed excerpts from Section 28-5-23, Wireless Telecommunication Equipment of the Zoning Ordinance to the committee members. John Favreau, CHMM from Infinigy Engineering & Surveying, was present representing the applicant.

Ms. Hebert advised the committee that plans for the Tower were noted as being designed by others and design details for the equipment enclosure and equipment buildings had not been provided. Mr. Favreau advised that additional information would be provided detailing the site design and landscaping around the proposed compound, including landscape screening from Silk Farm Road for the equipment.

Discussion ensued about the appropriateness and accuracy of the information provided by the applicant in regard to the visibility of the proposed equipment. Ms. Hebert and

Mr. Walker advised that the tower would be visible from I-89, Concord Hospital, Clinton Street and Langley Parkway, and the tower was to be situated on the highest ridge line in this part of the City.

The committee members were in agreement on several features of the application. The committee was of the opinion that additional cell service is necessary in the community, and that the construction of a mono-pole at this location would be inappropriate and aesthetically less pleasing than a monopole construction.

The committee expressed its opinion that a more architecturally pleasing design should be generated for this tower; the committee suggested that this could be designed to replicate a fire tower, for example, or it could be designed to be a work of art. Mr. Henninger advised that a wide range of non-traditional structures have been built around the world for cell towers.

The committee agreed that the applicant should return to the committee with a new pole design as well as details of the equipment enclosure and surrounding landscaping. The applicant needs to provide elevations for the structures to be built, and a landscape plan needs to be provided to screen the view of the tower and equipment from Silk Farm Road.

#### **Revisions to Architectural Elevations for the Duprey Center at 49 S. Main Street**

Stephen Duprey, the owner, and Mr. Jason Blais, from Opechee Construction, presented revised architectural elevations, brick and wall panel materials, as well as a composite view of the this project and the abutting CATCH project, as it would be viewed from the east from I-93. The changes included revisions to the front entrance, the change from grey to white for the window trim and mullions, and asymmetrical pattern of concrete panels and brick for the facades. The committee complimented the applicants on the quality of the design and the attention to detail on facades.

The committee recommended approval of the modifications to the exterior facades as submitted by the applicant.

#### **Revisions to a canopy for Sam's Club for Wal-Mart Stores Inc. at 304 Sheep Davis Road**

Mr. Brian Lorenz was present representing the applicant. He advised the committee that the change was minor and resulted in the proposed canopy being extended about 20' and connected to the entrance vestibule at the front of the building. The committee noted that this was an insignificant change in light of the overall project and recommended that staff approve this very minor modification.

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

Respectfully submitted,

Stephen L. Henninger  
Assistant City Planner