

**City of Concord, New Hampshire  
Architectural Design Review Committee  
May 7, 2013**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, May 7, 2013 in the City Council Chambers in the Municipal Complex, 37 Green Street.

Present at the meeting were members Elizabeth Hengen, Duene Cowan, Frederick Richards and James Doherty. Becky Hebert, Steve Henninger and Gloria McPherson of the City Planning Division were also present, as was Craig Walker, Zoning Administrator.

The ADRC 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 May 15, 2013, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review.

**Agenda Items**

- a. Application by Associated Enterprises, Inc. requesting Design Review Approval for the replacement of 49 windows at 58-68 North Main Street, within the Central Business Performance (CBP) District.**

Remi Hinxhia, President of Associated Enterprises, noted that he had purchased the buildings, and proposed to put in 49 vinyl replacement windows. He said he had done a lot of shopping around, and found that it would be a financial hardship to put in windows like the original windows, or aluminum clad windows. He said Harvey Industries could build a window that was 95 inches tall, and said he proposed to cap the window with a new panel to fill in the remaining 5-6 inches on top.

He said his building was made up of two buildings, and said the windows on the building on the right, facing the buildings from Main Street, had sashes and vertical and horizontal dividers. He said the windows on the building that Northway Bank was in were different. He said he proposed to make the 22 windows on the front façade facing Main Street uniform.

Mr. Hinxhia said above the storefront on the second floor of the Hill building, the window was too big, and would be replaced with two windows to match the double window above it, which seemed to have been original windows. It was noted that the three large windows on the second floor, above Northway Bank, were not being replaced right now.

He said on the back and side of the buildings, he would like to replace the existing square windows with 27 new vinyl windows, which would match some of the other new windows put in by the previous owner. He also said he would like to close in or partially close in 4 windows on the back of the building on the first level, and noted that other property owners in the area had done this. He said this could be done with brick or with plywood covered with a brown vinyl material.

There was discussion about the proposal to replicate the existing window patterns on the front of the buildings. Ms. Hengen said these buildings read as two separate buildings, and she recommended maintaining the distinction between them. Mr. Hinxhia said doing that wouldn't be a problem.

Ms. Hengen noted that an historical survey was done of downtown buildings several years ago that included looking at windows, and said her guess was that historically there had been separate architectural treatment of these two buildings. She said the arched tops of the windows were a part of the character of each of the buildings, and asked Mr. Hinxhia if he had gotten a quote on restoring that portion of the windows. She also asked if there might be some money available to do this restoration work as part of the downtown façade program. There was discussion.

Mr. Hinxhia said replacing the windows would improve the property and increase the chance of getting tenants there, which would improve the City's tax base. Ms. Hengen said she wasn't questioning the need to do something with the windows, and said the issue for her was the direction the design was going in. Mr. Hinxhia noted that except for the architect in the building, it was vacant, and said people wouldn't occupy the building with the windows as they currently were.

Mr. Richards noted that the City and downtown property owners had been trying to restore the look of the downtown, and said windows were key architectural components. He said the Committee was looking at meeting Mr. Hinxhia halfway, and not going backwards. He confirmed that Mr. Hinxhia planned to use exterior muntin bars. Mr. Richards also confirmed that the top story, fourth floor windows and the newer, larger windows above Northway Bank were not being done yet.

Ms. Hebert said staff had worked on the design with the applicant, and with him had looked at other buildings on Main Street. She said he was going with the tallest windows possible, true divided lights, and matching the existing window pattern. She said design detail sketches had been provided in the application along with quotes on various replacement types.

Mr. Hinxhia said he expected to sign a lease with New England College to occupy the space above the storefront, on the second floor. He also said 16 lawyers wanted to rent the third floor.

Mr. Cowan asked if trim could be added to the sash to provide a sense that the entire arch was open, instead of being clipped. There was discussion about this with the installer, Robert Healey.

Ms. Hengen made the motion to recommend approval of the windows on the Main Street façade in general as proposed, with the following stipulations: another shadow line will be added up in the arch, in order to mimic the sight line of the sash and bring it up into the arch; the color of the sash and the infill panel will be the same color so all will read as one; the exterior muntin bars will match the existing building; and the distinction between the two buildings will be maintained.

Mr. Richards suggested that staff could work out the details on this with the applicant.

Mr. Cowan said hopefully the Harvey windows could be used with little modification. Mr. Hinxhia asked that the installer be able to speak with someone about these details before the work was done. Staff and Committee members suggested that there should be a preconstruction design review meeting with some of them.

Mr. Richards seconded the motion.

Ms. Hengen said optimally the existing arches would be replicated, but said she understood the contingencies in this situation, so they were willing to recommend replacement windows in this situation instead of a glazed arch.

Ms. Hebert said the fourth story windows were left out of the application to allow the applicant to do further research.

There was discussion about the second floor windows on the building where the Northway Bank was located. Mr. Doherty said they looked like two distinct buildings, so he thought they could be treated differently.

The motion PASSED unanimously.

Ms. Hengen made the motion to recommend approval that infill of the 4 windows on the back of the building will be done in a way that is easily reversible, and that this will not be done with brick; that this should include a slight reveal so there is still a shadow line, and the infill will be set back where an operable sash would normally be set; and that a dark color, like that shown in the application should be used for the infill. Mr. Richards seconded the motion, and it passed unanimously.

**b. Application by Jeffrey Hathaway/Orange Leaf Frozen Yogurt requesting Design Review Approval for the installation of new ventilation louvers in existing blocked windows on the south side of 70 North Main Street, within the Central Business Performance (CBP) District.**

Kristina Hathaway came before the Committee, and staff introduced the application. There was brief discussion about the materials used for the ventilation louvers that were proposed on the blocked windows. The applicant would have that information for the Planning Board meeting. Ms. Hengen said it looked like the existing window covers.

Ms. Hengen made the motion to recommend approval of the application as submitted. Mr. Richards seconded the motion, and it passed unanimously.

**c. Application by Kristina & Jeff Hathaway/Orange Leaf Frozen Yogurt requesting Design Review Approval for a new affixed sign and a new hanging sign at 70 North Main Street, within the Central Business Performance (CBP) District.**

Kristina Hathaway came before the Committee, and staff introduced the application. There was brief discussion about the signage that was proposed.

Mr. Cowan moved to recommend approval of the application for the new affixed sign and the new hanging sign as submitted. Mr. Richards seconded the motion and it passed unanimously.

**d. Application by NRFC Concord Holdings, LLC/Banfield Pet Hospital requesting Design Review Approval for a replacement affixed sign at 299 Loudon Road, within the Gateway Performance (GWP) District.**

Mr. Henninger introduced the application, and said the proposed sign was a replacement for the existing affixed sign.

Mr. Doherty moved to recommend approval of the application for a replacement affixed sign. Mr. Cowan seconded the motion, and it passed unanimously.

**e. Application by The Masiello Group requesting Design Review Approval for a replacement awning sign at 4 Park Street, within the Central Business Performance (CBP) District.**

Mr. Henninger said the applicant proposed to replace the existing awning on the same frame with a green awning. John Greenwood of the Masiello Group came before the Committee, and said their logo would be put on the awning. He also noted that they would be raising the bottom of the awning so that it would comply with the code.

Mr. Richards moved to recommend approval of the application for a replacement awning and signs as submitted. Mr. Doherty seconded the motion and it passed unanimously.

**f. Application by Harold Ekstrom requesting Design Review Approval for two new signs on two existing blocked windows at 12 North State Street, within the Central Business Performance (CBP) District.**

Peter Kapos of Peter's Images hair salon showed the actual signage that was proposed, which was an enlarged photo of a particular hair style. He said the photo would be enclosed in clear Acrylic, and would be illuminated from the bottom. He said it would be placed on the State Street side of the hair salon, facing the YMCA.

Ms. McPherson wondered whether the poster would actually be considered a sign, noting that it didn't state the name of the business or any information about the business, and it wasn't clear exactly what product was being sold. Ms. Hengen also noted that the application didn't say anything about lighting. Mr. Kapos said he was fine, whether the lighting was approved or not. He said he would change the photo about 4 times a year.

Mr. Richards asked about the proposed lighting, and Mr. Kapos said the sign would be up-lit from below. Ms. McPherson said she didn't think lighting was part of the application. She noted that staff would need to determine if lighting was proposed whether it would fit with the Zoning Ordinance. Mr. Kapos said he would skip the lighting in that case.

There was discussion about the fact that the applicant proposed to change the signs during the year. There was also discussion about whether the poster was in fact a sign. Mr. Walker read the definition of a sign in the Zoning Ordinance. It was agreed that if it were being considered a sign, that any change to the poster/sign would need to come back to the ADRC.

Mr. Richards moved to recommend approval of the application for two new signs on two existing blocked windows as submitted, with the owner's understanding that when and if he wants to change the poster, that because it seems to fit the City of Concord's definition of a sign, the applicant will have to come back before the ARDC to get approval for the next poster. Mr. Cowan seconded the motion and it passed unanimously.

**g. Application by O'Reilly Auto Parts/VIP Tires & Service requesting Design Review Approval for a replacement face panel of an existing affixed sign and a replacement panel in an existing freestanding sign at 162 Manchester Street, within the Highway Commercial (CH) District.**

Doug Boyce of Bailey Sign Co. spoke before the Committee, and explained that VIP had sold its auto parts business to O'Reilly Auto Parts but retained the Tire Sales & Service business, so the building needed to have a sign for both companies. He said they proposed to reface the existing free standing sign, changing out VIP and replacing it with a top panel for O'Reilly Auto Parts and the panel below it for VIP Tires and Service. He said there would be no increase in size. He also said they proposed to replace the existing affixed sign on the front face of the building with panels for both businesses.

Mr. Boyce said there was also an additional proposal beyond what had been submitted with the application, which was to put signage on the Integra Drive façade. He explained that the building had a small amount of frontage on Manchester Street, but had 160 ft of frontage on Integra Drive, so they would like to make use of the fact that the Zoning Ordinance allowed signage on that façade. He said the signage proposed would be conforming in terms of area. He noted the construction detail for the sign, and said they would be internally lit by LED. He said the O'Reilly sign was on a red background to make the lettering stand out. He said he understood that he might need to come back to the ADRC to get approval for these two additional signs.

There was discussion about the square footage allowed with the additional signage, and Mr. Boyce said it was approximately 160 sf, as noted in the sheet provided.

Ms. Hengen moved to recommend approval of the re-facing of the two existing signs as submitted. Mr. Cowan seconded the motion, and it passed unanimously.

Ms. Hengen moved to recommend approval of the proposed new affixed sign facing Integra Drive, recognizing that the applicant has not yet formally submitted the signs for Planning Board approval. Mr. Cowan seconded the motion and it passed unanimously.

**h. Application by the Paper Store requesting Design Review Approval for a replacement affixed sign at 56 Fort Eddy Road, within the Gateway Performance (GWP) District.**

Tim Sullivan of Barlo Signs spoke briefly about the replacement affixed sign that was proposed on the façade of the building where the Dress Barn signage was currently located. He said it would be independent lettering, with no back bar.

Mr. Cowan moved to recommend approval of the replacement affixed sign as submitted. Mr. Doherty seconded the motion and it passed unanimously.

**i. Application by Concord Hospital, for property located at 250 Pleasant Street, requesting Design Review Approval for the construction of a new 5,583 square foot Central Utility Plant to replace the existing plant, including the reconfiguration of associated utilities, and for the construction of a third deck on the existing F Lot parking garage. (2013-18)**

Mr. Cowan stepped down for this application because it was part of the design team for the project.

Dominic Ciavarro, Vice President of Facilities for Concord Hospital, explained the project to the Committee. He said two unrelated projects were proposed, one which was the construction of a central plant building to house all of the facility's boilers and chilling equipment. He said it would be a phased project over a number of years. He said the second project was the addition of a third level to parking garage F at the north end of the site. He said this garage was built in 2005, and was designed to accommodate the third level. He explained that there were plans for additional buildings on the campus, and in order to do this, some surface parking needed to be taken out of service yet they still needed to meet the parking demand.

Architect Steve Miller said the central plant building would measure 60 ft by 80 ft, and he explained the layout. He said it would be constructed of insulated metal panels, and would have standard overhead doors. He said there would be a white membrane roof.

Mr. Henninger said the building probably wouldn't be visible from Pleasant Street except for the stack. Mr. Ciavarro noted that the hospital would block the building, and also said the building was at a lower grade than the entrance to the hospital. He said the stack would be made of stainless steel and would be a silver color. He said it would be hard to hide it. Ms. Hengen said the stack didn't bother her, noting that it was a utilitarian component of a utilitarian building.

Mr. Richards moved to recommend approval of the application for the Central Utility Plant, as submitted. Mr. Doherty seconded the motion, and it passed unanimously.

Mr. Cowan next described the proposal to add a third level to parking garage F. He said the materials and colors used for the existing levels would be matched, so the overall appearance would remain the same. He said three different bricks would be used, and said the concrete used would also match the

existing concrete for the garage. He noted that the stair towers would be extended to include the third floor, and also said the existing lighting poles would be reused if possible, and would be extended up to the top deck. He said the lighting heads would be changed to LED, and said a lighting plan and specifications were being prepared for submittal on May 13th.

Mr. Ciavarró explained that 2/3 of the construction would be done coming in from the north side, and 1/3 would be done coming in from the south side. He said any pavement or landscaping that was destroyed by the contractor would be replaced if needed.

Mr. Henninger asked about a possible elevator tower, and Mr. Cowan said that might or might not happen, and if built would be constructed of the same materials as the stairway. He said the elevator wouldn't be included now as part of the construction, and said the hospital would wait to see what staff said about this. He noted that handicap parking would be provided at the lower level, inside and outside of the garage.

There was discussion that with the addition of this level to the parking garage, the structure would be taller than the Pillsbury building. Mr. Ciavarró said no more decks would be added to the structure after this, and said the garage would be in keeping with the rest of the campus.

Mr. Richards moved to recommend approval of the application as submitted. Ms. Hengen seconded the motion and it passed unanimously.

**j. Application by WBIN Media, Inc./Concord School District, for property located at 4 Church Street, requesting Design Review Approval for the redevelopment of the Walker School property, including additional parking, landscaping, lighting and related site improvements. (20013-0020)**

Mr. Cowan returned to the table. Ms. Hengen recused herself because she was a consultant for the project.

Attorney Richard Uchida of the Hinckley, Allen & Snyder law firm noted that the Walker Building was located in the Historic District. He said there had been a joint meeting by the ARDC and the Heritage Commission, the project then went back to the Heritage Commission two more times, and received a Certificate of Approval at the May 2<sup>nd</sup> Heritage Commission meeting.

He said they had also been to the ZBA and received a number of variances. He reviewed most of the variances received. He said they were working toward Site Plan approval in June, and were present now to hear additional comments from the ARDC.

Architect Jonathan Halle said there would be three (3) ground mounted signs: the primary sign located at the corner of Bouton Street and Church Street, a second ground sign located at the north corner of the property at the North State Street intersection, and a third sign located at the Intersection of Church and State Streets. He said the signs would be located on brick walls that would match the building, and said berms would be created for the first two signs to help screen elements of the site. He noted that there had

been an appeal by Concord Group Insurance regarding the proposed sign located near the signalized intersection of North State Street and Bouton Street.

He said they proposed to maintain the existing loop drive and parking lot in front that historically had been there, and said the plan was to grind and repave it. He said 3 large satellite dishes 5 meters wide would be placed near the southeast property line, next to Bouton Street. He said they would be screened on two sides so at eye level tended to disappear, but said the southwest facing portion needed to be exposed for reception purposes. He said at the back of the site, the existing parking lot would be repaved, and expanded. He noted that the City was reserving the right to relocate a bus stop along North State Street on the project frontage.

Mr. Halle said an interpretive memorial park for the southwest corner of the site was being discussed, and explained that it would consolidate the various memorial benches that were scattered around the site. He also noted that in the P&S agreement, Mr. Binnie had inherited a memorial park at the end of Church St. and North Sate Street and said he had decided to honor the existing location of the park.

He said all of the windows would be replaced and would match the original windows, which were seen in a very few number of historical photos that could be found of the Walker School. He said the main entrances on the southwest and northwest faces of the building would have glass canopies with a thin aluminum frame in the shape of a musical note. He said this design would be removable. Ms. Hengen said they were not proposing to change the doors right now, but had the photo evidence they would need when this was done.

Mr. Halle said a number of antennas would be installed on the roof, and said they would be painted a color similar to the brick of the building. He said the mechanicals to be placed on the top of the building would be screened as much as possible, tucked behind the parapet and/or against the brick walls of the center section of the building, and would be painted a color similar to the darkest brick color. He said the screening extending beyond the parapet was shown as gray on the sketch, and noted that this was a worst case scenario. He said it wasn't yet known exactly what the height of the mechanicals on the roof would be, but said the applicant intended to fully screen the equipment.

Ms. Hengen said the Walker School signage would remain on the building, and said there would be two building signs with the corporate logo on brick panels, at the northwest and southwest corners of the building. She said the signage would be white enamel with blue, and would be back-lit in a way that was similar to the signage at the UNH Law Center.

Mr. Doherty noted that the drawing omitted a panel on the elevations between the two floors. Mr. Halle concurred that the elevations were in error, and said the panels would remain.

Mr. Halle said lighting was not proposed in front where the loop driveway was, but said there would be up-lighting of the front building façade. He also explained where pole lighting would be installed on the site. There was discussion on the glass canopy and musical note design. Ms. Hengen noted that the original design of the building would be visible through the canopy. Mr. Halle said a small gutter would be installed to catch rainwater. He said the musical note would be lit. He also said the ground mounted signs would both be lit by LEDs, and said the façade lighting in front would be timed to turn off at about 10 pm.

Mr. Cowan suggested that if the mechanical equipment was centered on the roof, it perhaps could be lowered a bit. Mr. Halle agreed, and noted again that what was shown on the plans was a worst case scenario. He also spoke briefly about screening proposed for parking areas, dumpsters and a generator on the site.

Ms. Hebert said the main sign was 6 ft tall on top of the berm and said it would look big from the roadway. She asked if they had thought about lowering the height of the brick wall. There was discussion. Attorney Uchida said it needed to be high enough to get above the memorial park and also served to screen the antennas. Ms. Hebert noted that criticism of the UNH sign was that it had been bigger and more massive than what had been expected.

Mr. Richards said he didn't mind the height of the sign and berming because most people would see it at car level on Main Street. He said from that distance at the intersection, they would be able to see it, and it probably wouldn't look overwhelming. Ms. Hengen said this was a primary feeder route for traffic so there was almost a commercial scale involved. Ms. Hebert noted that this area was in the Historic District and there were residences around, and said it was not an office park. Mr. Halle said this was a branding perspective involved, from the intersection of Route 393 and Main Street. Mr. Richards said he thought the sign was appropriate, and noted that the Heritage Commission, whose mission was to consider these things, had liked everything that was proposed.

Mr. Cowan made note of the fact that the whimsical elements of the design, with the canopy and musical note, were easily removed.

Mr. Richards moved to recommend approval of the application as submitted. Mr. Doherty seconded the motion.

Mr. Doherty noted again that it was really important to maintain the architectural detail between the windows on each floor.

The motion passed unanimously.

**k. Application by LJJ Realty, Inc., for property located at 339 Mountain Road, requesting Major Subdivision Approval, Design Review Approval, and a Conditional Use Permit pursuant to Section 28-4-3(a), Disturbance to a Wetland Buffer, for a five lot cluster subdivision. (2013-23)**

Mr. Doherty said he had assisted with this application, and recused himself.

Ms. Hebert explained that the Zoning Ordinance provided for design review of cluster subdivision proposals, but said typically the Committee didn't spend a lot of time on this. She provided an overview of the application. All of the lots created would front on Mountain Road, surrounded by a large open space parcel. She said easements would need to be created in order to have the required 50 ft perimeter buffer between the cluster lots and adjacent parcels.

Mr. Richards said if the intention long ago with the cluster subdivision regulations was to minimize sprawl, he thought they were doing just the opposite. He said Concord was getting McMansions surrounded by open space. Ms. Hebert noted that as part of the overall project, 14 acres of agricultural land was being conveyed to the adjacent property owner to preserve the open land under one ownership, and said it would be used for agricultural purposes. She said the applicant was taking 10 acres, creating a 2 acre lot for the existing church and creating 5 very small residential lots. She said they were trying to create a compact development in an affordable way, without building a new road. Ms. McPherson noted that the first version of the design incorporated the other piece of land and pushed the lots further into the open space, and also included the construction of a new road. She said planning staff had asked the applicant to preserve the agricultural land, which they did.

There was discussion about cluster regulations and design. Ms. Hebert noted that the cluster subdivision regulations would be overhauled because of the design challenges, and said this would be discussed at the May Planning Board meeting. Mr. Cowan suggested looking around the neighborhood for typical lots and comparing them to what was proposed here. Ms. Hebert said the lots here would be smaller. Ms. McPherson said the houses on these lots would have an impact on the viewscape, with the open space hidden behind them.

There were no further comments, and no recommendation from the ARDC on the application.

**1. Application by Sandy's Pet Food Supply Center/Concord School District, for property located at 139 Old Turnpike Road, requesting Design Review Approval for the construction of a 3,500 square foot commercial building, with associated parking, loading, stormwater management, lighting, landscaping, and related site improvements. (2013-25)**

Adam Burr-Mecum, owner of Sandy's Pet Food Supply Center came before the committee. Mr. Henninger said the existing vacant lot was split zoned between the Industrial District and the Medium Density Residential District. He said it was a challenged urban site. He said variances were granted to allow the combined retail and storage uses in that district. He slightly fewer parking spaces than what was required were proposed.

Tim Bernier of T.F. Bernier said the site was currently owned by the Concord School District. He said Mr. Burr-Mecum had a Purchase and Sale Agreement on the property, and proposed to build a 7,000 sf two story building. He said the property was a good size but the fact that there was split zoning made the site difficult to work with. He said attempts to change the district boundary had failed. He said the entire development would be constructed in the IN district.

He said the siding would be a light maple color, the door would be barn red and the window trim was expected to be green to match the architectural roofing shingles. He said the trim would be colonial white. He said they were trying to maintain the existing vegetation, noting that there were scrubby pines and deciduous tree in the buffer area to the north. He said a sewer easement ran through the property. He

said there would be roof over the loading dock to keep the pet food dry. He noted that the pet food would be stored in the basement, and an elevator would bring it up to the first floor.

Mr. Henninger explained that the site dropped down in elevation in the middle, and said the back of the building was in a gully. He said the building would provide some screening between a nearby residential area and Old Turnpike Road. He said the only issue was that an abutter might want to see additional screening, and he suggested that the applicant could work with the abutters on this rather than coming up with a formal screening design.

There was discussion about the existing vegetation on the site. Mr. Doherty also said it looked like there was a lot of roof that could be seen. But he said the building proposed was appropriate for the use and location proposed. Mr. Henninger said the building was of a residential scale so it wouldn't clash with residences in the area. He also said it would fit with the Credit Union building across the street, and would blend in well in the area.

Mr. Richards moved to recommend approval of the application as submitted. Mr. Doherty seconded the motion and it passed unanimously.

There was discussion about the proposed free standing sign, which Mr. Henninger noted would be near the entrance. Mr. Henninger said the entrance to the site was about 250 ft from the intersection, and said the signage was appropriately sited for visibility and to identify the use. It was noted that it would be a double sided sign.

Mr. Burr-Mecum said the sign needed to include room for a future tenant, and noted that he had been approved for a possible future grooming business. He said there was also room downstairs for another use. Ms. Hengen said the scale of the sign seems large. It was noted that the logo was rectangular so there couldn't be a square sign. Mr. Henninger recommended that the section of the sign for future businesses on the site should remain black for now. Mr. Burr-Mecum said he was okay with this. Mr. Cowan agreed that the sign looked big, and suggested that there should be some shrubbery at the base. There was discussion about making sure there would be room to get to the sign to change lettering. Mr. Henninger said the proposed sign was similar in size to other signs in the area, and details were provided on this.

Mr. Richards moved to recommend approval of the free standing sign as submitted with the provision that the bottom portion of the sign will be blacked out until the building has future tenants, the sign will be buffered with shrubs that will be put out 1 ½ ft from the sign, and the shrubbery will be pruned so that the signs can be changed out. Mr. Cowan seconded the motion, and it passed unanimously.

- m. Application by Swenson Granite Company, LLC, for property located at 369-371 N. State Street, requesting Design Review Approval for the construction of a new 32,175 square foot manufacturing building at the top of the existing granite quarry, and associated parking, grading and site work. (2013-26)**

Jeff Lewis of Northpoint Design represented Swenson's Granite Company. Mr. Lewis stated that there were a number of metal buildings on the property now, which could be seen from Mountain Road and Route 93. He said the proposed building would be on top of the ridge line of Rattlesnake Hill with the other buildings. Mr. Henninger said as with the other buildings on the site, this building wouldn't be visible from North State Street, but would be seen from a half mile away. It was noted that the new building would be further west, so might be less visible. Mr. Henninger said he had suggested that a light gray color for the building would fit in with the granite. Mr. Richards said had had these structures for many decades.

There was discussion on building color, and Mr. Henninger said light grey or tan would be better than white because it wouldn't be reflective. Ms. Hengen noted that there was a tree line behind where the building would be, so perhaps the building should be a color that fit with that. Ms. Hebert suggested a brownish gray color would blend with tree trunks. Ms. Hengen suggested that staff could decide on an earthier color for the building.

Mr. Richards moved to recommend approval of the application as submitted subject to the condition that the building be a dark earth tone. The ADRC recommends that staff work with the applicant to select the color. Mr. Cowan seconded the motion and it passed unanimously.

## 2. Other Business

As there was no further business to come before the Committee, the meeting adjourned at 11:05 am.