

**City of Concord, New Hampshire
Architectural Design Review Committee
November 12, 2013**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, November 12, 2013 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Jennifer Czysz, Elizabeth Hengen, Frederick Richards, Ron King, Duene Cowan, Claude Gentilhomme, and James Doherty. Steve Henninger, Becky Hebert and Patricia Murray of the City Planning Division were present.

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 November 20, 2013, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review.

Agenda Items

1. Consideration of the following applications under the provisions of Section 28-9-4(f), Architectural Design Review, of the Zoning Ordinance.

- a. Application by the Bindery Redevelopment, LLC for modifications to two existing affixed signs for Gibson's at 45 South Main Street, within the Central Business Performance (CBP) District.**

The applicant and agent were present to discuss the application. The modifications to the existing signs will clarify the current use inside the building having "Kids" added to the left side and "Café" added to the right side. The addition will also bring balance to the existing signs.

Mr. King made the motion to recommend Design Review approval as submitted. Mr. Richards seconded the motion. The motion passed unanimously.

- b. Application by Boys & Girls Clubs of Greater Concord, requesting Design Review Approval for a new free-standing sign and two affixed signs at 55 Bradley Street, within the Urban Transitional (UT) District.**

The applicant was present to discuss the application. He presented a revised drawing. The Commission had questions regarding the lettering and lighting. The lettering will be white with a powder blue background. The affixed sign will be lit from above while the freestanding sign will be lit from the ground. The freestanding sign will be framed in aluminum.

Ms. Hebert advised that there may be a requirement that Kimball Park be included on the free-standing sign at the corner of Bradley Street and Penacook Street. Mr. Henninger advised that he would research this item and advise the applicant accordingly.

Mr. Cowan made the motion to recommend Design Review approval as submitted using the revised plans. Ms. Hengen seconded the motion. The motion passed unanimously.

- c. **Application by CVS Pharmacy, requesting Design Review Approval for modifications to an existing free-standing sign, modifications to two affixed signs and one new affixed sign for the Minute Clinic in the CVS at 4 Hall Street, within the Gateway Performance (GWP) District.**

Jason Perillo, Backbay Signs, was present. The project will replace box window signs that currently read “1 Hour Photo” to read “Minute Clinic” and one new sign for the Minute Clinic.

Mr. Richards made the motion to recommend Design Review approval as submitted. Mr. Cowan seconded the motion. The motion passed unanimously.

- d. **Application by New Hampshire Federal Credit Union, requesting Design Review Approval for two new affixed signs at 47 North Main Street, within the Central Business Performance (CBP) District.**

Jon Bellerose, NHFCU, was present to speak to the application. He presented revised drawings. The Commission noted that the leaving the columns white and reducing the proposed green color to just include the sign band above the storefront improves the visibility of the sign and enhances the storefront’s appearance on North Main Street. The committee found both signs as revised an improvement over the initial application.

Mr. Cowan made the motion to recommend Design Review approval as submitted. Mr. King seconded the motion. The motion passed unanimously.

- e. **Application by New Hampshire Federal Credit Union, requesting Design Review Approval for two replacement free-standing signs and two replacement affixed signs at 70 Airport Road, within the Industrial (IN) District.**

Jon Bellerose, NHFCU, was present to speak to the application. The Board noted that the new signs were an improvement over the existing signage.

Mr. Gentilhomme made the motion to recommend Design Review approval as submitted. Mr. Cowan seconded the motion. The motion passed unanimously.

- f. **Application by Siam Orchid – Thai Bistro, requesting Design Review Approval for a new affixed sign and a relocated awning and signage at 12 North Main Street, within the Central Business Performance (CBP) District.**

Glen Schadlick, NE-OP-CO Signs, was present to represent the applicant. Mr. Henninger asked if the relocated sign proposed for Kennedy Lane would have the old address removed. Mr.

Schadlick advised that this would be the case. The committee found the proposed design for the North Main Street side to be both creative and appropriate for location proposed.

Mr. Gentilhomme made the motion to recommend Design Review approval as submitted. Mr. Fredericks seconded the motion. The motion passed unanimously.

g. Application by Upton and Hatfield LLP, requesting Design Review Approval for window replacement at 10 Centre St, within the Civic Performance (CVP) District. (2013-57)

Jim Raymond, Upton and Hatfield, and a representative from Cedar Mill Group, were present. They are amending their request to replace a total of 13 windows with grids between glass. The plan is to replace five on the first floor this year and the remaining eight on the second floor next year.

Ms. Hengen made the motion to recommend Design Review approval for the replacement of 13 windows on the rear of the building with new grids between glass with the understanding that five windows will be replaced this year and the remaining eight windows will be replaced next year. Mr. Doherty seconded the motion. The motion passed unanimously.

h. Application by Thomas Cheney and the Zaremba Group, LLC for a Dollar General Store at 197 and 207 Fisherville Road, requesting Major Site Plan Approval and Design Review Approval, for a new 9,240 square foot retail building and site improvements including parking, paving, curbing, lighting and landscaping. (2013-60)

Mr. Henninger introduced the project which includes the subdivision of three lots and the demolition of the sole existing residential building. In response revisions to the original elevations were presented. Ms. Erin Lambert, Nobis Engineering, and Mr. Scott Holeman, Zaremba Group, were present to present the revised plans to the committee which were prepared in response to comments from the ADRC at its October 8th meeting. Ms. Lambert presented the changes to the site and landscape plans incorporating the following modifications: a curved front walkway leading from the building to the sidewalk along Fisherville Road, a wider and less rectangular patio at the front entrance to address both concerns of the committee and the Fire Department, revisions to the bio-retention area in front and the addition of additional landscaping in the bio-retention area and at the base of the building, as well as the addition of street trees along the Fisherville Road frontage. The committee asked that an additional street tree be added north of the proposed free-standing sign. Mr. Holeman advised that the additional tree would be added to the plan.

Mr. Holeman discussed the changes to the building plans to include: the introduction of a water board at the base of the building, vertical pilasters on the front and sides of the building, black metal awnings to replace shutters, white spandrel glass (a smoky color) will be used in the faux windows shown on the front and sides of the building, down lighting with full cutoff fixtures was

provided on the south and front façade, and the round vent in the front peak was changed to a larger horizontal vent.

Discussion ensued about design of the entrance, the column at the SE corner of the building and the 15' clearance for emergency access. The committee recommended that the window pattern at the entrance be continued on the south side and the front of the building to the first pilaster on each side. This new window area could use faux windows to preserve the internal layout proposed by the applicant. The committee also recommended that an awning be added over the proposed front entrance including the expanded windows. The committee recommended that a pilaster be added at the NW corner of the building which would continue around the north side at the corner. The committee advised that they would recommend that the column at the SE corner of the building be as wide as the proposed pilasters provided that this reduction in the opening under the canopy is acceptable to the Fire Department.

The applicant also presented plans for an affixed sign and a free-standing sign. The committee discussed the height of the sign and noted that others nearby were at least the 20' height proposed. The committee found the base of the sign to be out of scale and recommended that the column be widened to approximate 20' to strengthen the base of the signs along with substituting larger shrubs at the base of the sign.

Mr. Gentilhomme made the motion to recommend Design Review approval for the site and landscape plan as submitted by the applicant with the addition of an additional street tree north of the proposed entrance. Mr. Fredericks seconded the motion.

Mr. Gentilhomme made the motion to recommend that the architectural elevations be approved as submitted with the recommendations listed above. Mr. Fredericks seconded the motion. The motion passed unanimously.

Mr., King made the motion to recommend Design Review approval for signage as submitted with the recommendation that the column for the free-standing sign be enlarged to a minimum width of 20" and larger shrubs be planted to provide a stronger base for the sign. Ms. Czysz seconded the motion. The motion passed unanimously.

- i. **Application by Concord 93 Limited Partnership for a free-standing ATM in an existing parking lot at 55 Fort Eddy Road for Bank of America, requesting Major Site Plan Approval and Design Review Approval, for a new 37± square foot retail bank building with affixed signage and modifications to the existing parking, curbing, lighting, and landscaping. (2013-48)**

Mr. Henninger notified the Commission that this application would be going before the Planning Board on November 20, 2013, for consideration as part of the Design Review phase for a major site plan. Ms. Hebert updated the Commission on the status of the application. The applicant has not produced revised plans in response to either staff comments or the previous comments of the ADRC comments. The committee commented that the proposal deviated from the original design intent for this center and would adversely impact the appearance of this development at the main entrance to the project.

Ms. Hengen made a motion to strongly reiterate the ADRC's original motion from August 13, 2013:

“Mr. King made the motion to recommend Architectural Design Review approval for the construction of a walk-up ATM kiosk within the Fort Eddy Plaza parking lot including modifications to the pavement, curbing, landscaping, signage and lighting as submitted by the applicant, with the strong recommendation that all the existing trees remain, additional parking lot lighting not be installed, and that the north and south faces of the building do not have signage. While the Committee had no issue with the design of the two signs for the east and west facades, any approval would be contingent on ZBA approval of the second sign. Mr. Gentilhomme seconded the motion. The motion passed unanimously.”

Mr. King seconded the motion. The motion passed unanimously.

2. Other Business

As there was no further business to come before the Committee, the meeting adjourned at 9:45 am.

Respectfully submitted,

Stephen Henninger
Acting City Planner