

**City of Concord, New Hampshire  
Architectural Design Review Committee  
August 12, 2014**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, August 12, 2014 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Jay Doherty, Elizabeth Hengen, Ron King and Fred Richards. Craig Walker, Zoning Administrator and Steve Henninger, Becky Hebert, Nancy Larson and Patricia Murray of the City Planning Division were also 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 August 20, 2014, 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 Estate of Jacob S. Ciborowski, on behalf of Salon K, requesting Architectural Design Review Approval for a new 16 SF internally illuminated wall sign at 18 Pleasant Street (MBLU: 35/5/9), within the Central Business Performance (CBP) District.**

Rob McIntire, NE Signs, was present. He confirmed that the background will be opaque. Ms. Hengen asked if the graphic was to scale. Mr. McIntire responded that it isn't to scale and will be smaller on the wall.

Mr. King recommended Design Review approval of a new 16 SF internally illuminated wall sign at 18 Pleasant Street (MBLU: 35/5/9) for Salon K as submitted. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

- b. **Application by Steeplegate Mall, LLC, on behalf of Spirit Halloween, requesting Architectural Design Review Approval for one new 120 SF and one new 160 SF non-illuminated wall signs at 270 Loudon Road, Steeplegate Mall, (MBLU: 111D/1/5), within the Gateway Performance (GWP) District.**

Mark Whittemore, Steeplegate Mall, and Michael Cutting, Spirit Halloween, were present. Mr. Cutting stated that the signs are temporary, up until November, and are the same design as previous years. The signs will be removed and holes patched upon removal of the signs. Mr. Walker stated that these signs exceed the period of time for a temporary sign. There was no further discussion.

Mr. King recommended Design Review approval for the application by Steeplegate Mall, LLC, on behalf of Spirit Halloween, requesting Architectural Design Review Approval for one new 120 SF and one new 160 SF non-illuminated wall signs at 270 Loudon Road, Steeplegate Mall, (MBLU: 111D/1/5) as submitted. Mr. Doherty seconded the recommendation. This recommendation passed unanimously.

- c. **Application by LLB Leasing, LLC, on behalf of Stacey Blodgett d.b.a. Globe Wealth Management, requesting Architectural Design Review Approval for one new 4 SF**

**externally illuminated freestanding sign at 2 South State Street (MBLU: 36/6/5), within the Civic Performance (CVP) District.**

Sandt Michener, Advantage Signs, was present. Mr. Michener confirmed that the sign is a replacement panel in an existing free-standing sign. He noted when questioned that the ground mounted lights shown on the sign plan are existing. .

Mr. King recommended Design Review approval for Application by LLB Leasing, LLC, on behalf of Stacey Blodgett d.b.a. Globe Wealth Management, requesting Architectural Design Review Approval for one new 4 SF externally illuminated freestanding sign at 2 South State Street (MBLU: 36/6/5), as submitted. Ms. Hengen seconded the recommendation. The recommendation passed unanimously.

**2. Request by Fournier Foods, LLC on behalf of Jay W. Stewart Realty Holdings, LLC to construct a 5,524 SF food processing facility, a 1,558 SF garage/storage building, and a 1,225 SF covered outdoor storage area with parking, drainage, lighting and other associated site improvements at 52 Locke Road (MBLU: 121-1-17) in the IN (Industrial), RO (Open Space Residential) Districts and the FH (Flood Hazard) Overlay District. (2014-0041)**

Doug Proctor, Turner Group, was present to discuss the application. The building will house a poultry processing plant which will receive chickens and turkeys mostly from local farms. The poultry will be delivered live and will be processed inside the building. The offal, or waste, will be refrigerated inside the plant until picked up by a disposal group. Mr. King asked if there was any odor generated inside the plant. Mr. Proctor replied that there is odor which is generated inside the plant from a scalding unit used to heat up the birds to loosen feathers. Any release of odor will be power-vented into an airstream above the building. The power-venting will increase the mixing with air above the building so it will dissipate.

Mr. Proctor stated trucks or local farmers are able to bring their poultry to one end of the building and pick it up at the other end of the building once it has gone through processing and packaging. The pickup area will have a loading dock. There is a covered area for the poultry to be dropped off in their crates. The drop off area has a containment wall to control feathers and anything else that may drop off the crates. There is a separate entrance for employees of which there will be approximately 20 to 25 employees in the building at one time. The rear side of the building accommodates a future addition. The building is a green insulated metal panel building. CMU is incorporated into any areas that may sustain damage from crates or vehicles banging against it.

Ms. Hengen asked if the plant would be visible from the river. Mr. Proctor stated it would not be. Discussion about location ensued. Mr. King asked how any stray feathers and such would be handled with the wind. Mr. Proctor stated that a wash down process happens after any birds are brought in. He stated that the containment area is big enough so that the wash down process can be executed. The birds would be in the containment area for 2 or 3 hours at the longest. Mr. Doherty asked where there are other facilities like this. Mr. Proctor stated that there are facilities in Iowa and Rhode Island that they used for models. He stated reports from planning staffs in the communities these plants are located have advised that they have not received any complaints regarding feathers or debris.

Mr. Richards inquired about abutters and how far away the plant is from them. Mr. Proctor stated there are no abutters to the north and the lot, because of its shape, on the west side of the street is against an abutter but it is a good distance away; approximately 100 yards. There is another building which is used for storage of large equipment immediately to the south. Mr. Richards again inquired about any emitted odors. He asked if there are any known remedies for a worst case scenario. Mr. Proctor stated that mixing can be increased and a deodorization process can be added to the airstream and other systems that

cook the odor out of the air. Mr. Proctor has experienced the odor and states it is not an animal or cooking smell.

A discussion regarding noise ensued. Mr. Proctor stated they are still investigating the noise of the vent but can put controls on it to manage any noise. Mr. Walker stated they would be responsible to stay within the allowances of the industrial operations noise ordinance.

Mr. Henninger stated the site plan does not have the required number of trees but stated staff will address.

Mr. Richards recommended Design Review approval to construct a 5,524 SF food processing facility, a 1,558 SF garage/storage building, and a 1,225 SF covered outdoor storage area with parking, drainage, lighting and other associated site improvements at 52 Locke Road (MBLU: 121-1-17), as submitted. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

**3. Request by Liberty Utilities on behalf of Energy North Natural Gas, Inc. to construct a compressed natural gas facility that includes a 50' x 176' concrete pad with partial canopy for eight tractor trailer fill stations, a 31' x 50' concrete pad with partial canopy for four vehicle fill stations (two of which will be installed in the future) and a 39' x 104' equipment shelter in the IN (Industrial) and Aquifer Protection (APD-5) Districts. The Conditional Use permit is to allow greater than 15% of the total lot area within the AP District as impervious surface at 20 Broken Bridge Road (MBLU: 109-1-4). This will be an unoccupied facility. (2014-0042)**

John Maynard, Sanborn Head, was present to speak to the application. The application involves the construction a compressed natural gas facility that includes a 50' x 176' concrete pad with a canopy for eight tractor trailer fill stations, a 31' x 50' concrete pad with a canopy for four vehicle fill stations and a 39' x 104' equipment shelter. A Conditional Use Permit has been requested pursuant to Article 28-3-6(d)(4)(a)(2) Conditional Use Permits Required for Certain Uses in the AP District - Community Water Systems Protection Area, to permit a use with more than 2,500 square feet of impervious surface area and greater than 15% lot coverage within the AP Overlay District.

Mr. Maynard stated about 20 trucks will be coming in per day. The area will be fenced, gated and entry will be controlled by card or access number. The driveways are designed for one-way traffic. The facility is unmanned and is designed to shut down automatically or remotely if any problem develops. The control center is in Londonderry, NH at the Liberty Utility Command Center. The facility will have gas and flame detection systems. Natural gas is lighter than air so any leakage will ascend. Any leakage would dissipate quickly. The canopies are flat bottomed so no gas pockets can become trapped in the underside.

Mr. Maynard stated initially there will be 6 compressors and possibly 2 more in the future and 6 dispensers with possibly two more in the future. All hard structure will be built initially so future equipment can just be dropped in. The canopies are white with blue columns and will have underlighting.

Mr. Henninger stated the State and City Fires Marshalls are jointly reviewing the application.

Mr. Doherty recommended Design Review approval to construct a compressed natural gas facility that includes a 50' x 176' concrete pad with partial canopy for eight tractor trailer fill stations, a 31' x 50' concrete pad with partial canopy for four vehicle fill stations (two of which will be installed in the future) and a 39' x 104' equipment shelter in the IN (Industrial) and Aquifer Protection (APD-5) Districts. The Conditional Use permit is to allow greater than 15% of the total lot area within the AP District as impervious surface at 20 Broken Bridge Road (MBLU: 109-1-4), as submitted with the understanding

that any minor design issues associated with the landscape plan would be addressed by staff prior to the September 17, 2014 public hearing. Also recommended is to install a free-standing sign at the entrance to identify the site and to direct traffic. Mr. Maynard concurred with this recommendation and indicated that the sign would be small, below the threshold for ADR review. Mr. King seconded the recommendation. The recommendation passed unanimously.

**4. Major Site Plan Application by NH Excavation, LLC, to construct a 11,800 SF (80' x 125') building for office and shop/warehouse uses as well as construction of an attached 50' x 70' covered outside work/storage area and associated site improvements at 49-52 Chenell Drive (111G-1-66) in the IN (Industrial) District. (2014-0037)**

Eric Buck, Terrain Planning and Design, was present. Mr. Buck presented revised plans. This project came before ADRC at the July 8, 2014 meeting. The recommendations were: the design of the building should be enhanced rather than screened with landscaping; windows should be added to the blank north wall facing Chenell Drive; and, the outside storage areas should be screened with landscaping and fencing.

Mr. Buck stated 4 windows were added to the north elevation at the gable end of the building. The building will be a metal sided with a five foot masonry block wall around the foundation. The east side (rear of the building) will have three garage door bays. The west side will have office entrances with small gable windows. Street tree plantings will be around the parking areas. Four additional trees have been added along the Henniker Street side. There is a massing of foundation plantings around the building. The main entrance will break up the building and landscaping will be planted around the sign. Mr. Buck stated the back portion of the lot which was intended for equipment storage was eliminated from the design. The lot will now be used for registered vehicle parking. Any material or equipment storage will be in the covered storage area.

A discussion about the color of the buildings ensued. Mr. Buck stated the colors are green siding with beige foundation. The committee asked Planning staff to clarify the colors on the elevations.

Mr. King recommends that additional street trees be provided along Henniker Street.

The committee commented that an opportunity is being lost to develop a prominent building at this corner location. The committee noted that the architecture elevations of the building were appropriate for the proposed uses and consistent with a number of other buildings in this industrial zone.

Mr. King recommended Design Review approval to construct a 11,800 SF (80' x 125') building for office and shop/warehouse uses as well as construction of an attached 50' x 70' covered outside work/storage area and associated site improvements at 49-52 Chenell Drive (111G-1-66), as submitted with the understanding that any minor design issues would be addressed by staff including the final color scheme, tree count and tree placement. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

**5. Any other business which may legally come before the Committee.**

The committee was advised that this was Mr. Henninger's last meeting after 27 years of service.

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

Respectfully submitted,

Stephen Henninger  
Assistant City Planner