

**City of Concord, New Hampshire  
Architectural Design Review Committee  
October 7, 2014**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, October 7, 2014 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Jay Doherty, Claude Gentilhomme, Liz Hengen and Jennifer Czysz. 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 October 15, 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 158 Manchester Street, Inc. and Dennis Crowley, on behalf of Kia, requesting Architectural Design Review Approval for three (3) new 54.9, 21.48, and 20.44 sq. ft. internally illuminated wall mounted signs and one (1) new 37.37 sq. ft. internally illuminated pylon sign (to replace existing) at 158 Manchester Street, within the Highway Commercial (CH) District. MBLU: 110/K1/5**

A representative from Barlo Signs was present to speak to the application. He stated that Kia is updating their brand on the logo. The new signs will be set back further into the property by approximately 5 feet than the existing signs. A discussion ensued about landscaping around the base of the signs and it was decided that landscaping was not necessary due to the sleekness of the sign. Kia provides the signs and Barlo is just installing the signs. There are 2 pylons on the drawings provided but only one will be installed; the existing will be removed. Ms. Hengen suggested that the drawings be updated for the Planning Board indicating which pylon will be removed with clear notes as to locations of the new signs. The letters on the wall signs will be red during the day and white at night using a perforated vinyl face.

Mr. Gentilhomme recommended Design Review approval for the application by the 158 Manchester Street, Inc. and Dennis Crowley, on behalf of Kia, for three (3) new 54.9, 21.48, and 20.44 sq. ft. internally illuminated wall mounted signs and one (1) new 37.37 sq. ft. internally illuminated pylon sign (to replace existing) at 158 Manchester Street (MBLU: 110/K1/5) as submitted. Ms. Hengen seconded the recommendation. The recommendation passed unanimously.

- b. **Application by Evolution Realty, LLC, on behalf of Evo Rock and Fitness – Indoor Climbing and Fitness Center, requesting Architectural Design Review Approval for one new 49.5 sq. ft. non-illuminated freestanding sign at 10 Langdon Ave within the Urban Transitional (UT) District and the Opportunity Corridor Performance (OCP) District. MBLU: 25/B1/13**

Hilary Harris was present to speak to the application. She stated that she would like to use the existing pylon where a sign used to be. There will be two signs; one on each side of the pylon. Ms. Larson stated that according to Craig Walker, Zoning Administrator, the pylon is off premise and would require a variance for use.

Ms. Hengen recommended Design Review approval for the Application by Evolution Realty, LLC, on behalf of Evo Rock and Fitness – Indoor Climbing and Fitness Center, for one new 49.5 sq. ft. non-illuminated freestanding sign at 10 Langdon Ave ( MBLU: 25/B1/13) as submitted with the condition that the sign location satisfies all city requirements. Mr. Gentilhomme seconded the recommendation. The recommendation passed unanimously.

- c. Application by Alan Cohen, on behalf of The Place Studio and Gallery, requesting Architectural Design Review Approval for one new 9.2 sq. ft. non-illuminated hanging sign on an existing bracket and two (2) new 10.75 and 13.41sq. ft. non-illuminated vinyl window signs at 9 North Main Street , within the Central Business Performance (CBP) District. MBLU: 35/4/7**

The applicant was not present.

Mr. Gentilhomme recommended Design Review approval for the application by Alan Cohen, on behalf of The Place Studio and Gallery, for one new 9.2 sq. ft. non-illuminated hanging sign on an existing bracket and two (2) new 10.75 and 13.41sq. ft. non-illuminated vinyl window signs at 9 North Main Street, (MBLU: 35/4/7), as submitted. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

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

As there was no further business to come before the Committee, the meeting adjourned at 9:00 am.

Respectfully submitted,

Nancy Larson  
City Planner