

**City of Concord, New Hampshire
Architectural Design Review Committee
November 10, 2014**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Monday, November 10, 2014 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Claude Gentilhomme and Liz Hengen. Craig Walker of the Code Administration Division and 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 November 19, 2014, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review.

Due to the absence of a quorum, the following recommendations are non-binding.

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 SARP Realty, LLC, on behalf of K & G Restaurants, Inc. (The Red Blazer), requesting Architectural Design Review Approval for one (1) new 79.3 sq. ft. internally illuminated pylon sign (to replace existing) at 72 Manchester Street, within the Highway Commercial (CH) District. MBLU: 110D/3/7**

Glen Schadlick, NE Op Co Signs, and Aneste Karathanasis, Red Blazer, were present to speak to the application. Mr. Schadlick stated that the proposed signs will replace the existing and they are updating the logo to match other logos used on trucks etc. The square footage will remain the same as the existing and landscape will remain the same. Mr. Walker noted that the LED sign was permitted separately and the electronic messaging portion was approved.

Ms. Hengen recommended Design Review approval for the Application by SARP Realty, LLC, on behalf of K & G Restaurants, Inc. (The Red Blazer), requesting Architectural Design Review Approval for one (1) new 79.3 sq. ft. internally illuminated pylon sign (to replace existing) at 72 Manchester Street, MBLU: 110D/3/7, as submitted. Mr. Gentilhomme seconded the recommendation.

- b. **Application by NH Six Realty Trust, on behalf of Citizen's Bank, requesting Architectural Design Review Approval for one (1) replacement 39 sq. ft. internally illuminated affixed wall sign with channel letters at 339 Village Street within the Central Business Performance (CBP) District. MBLU: 1412P/43**

Carol Bugbee, Philadelphia Signs Citizen bank, was present to speak to the application. Ms. Bugbee existing signs blend in with building since it was painted. The proposed signs will have the same size lettering and same illumination; just changing the color from white to green.

Mr. Gentilhomme recommended Design Review approval for the application by NH Six Realty Trust, on behalf of Citizen's Bank, requesting Architectural Design Review Approval for one (1) replacement 39 sq. ft. internally illuminated affixed wall sign with channel letters at 339 Village Street, MBLU: 1412P/43, as submitted. Ms. Hengen seconded the recommendation.

- c. **Application by Fairhaven Realty Assoc., LLC, on behalf of Cumberland Farms, Inc., requesting Architectural Design Review Approval for two (2) replacement 21 sq. ft. internally illuminated canopy signs on an existing structure, one (1) replacement 20 sq. ft. internally illuminated affixed wall sign, and a sign re-facing for two (2) existing 24 sq. ft. internally illuminated freestanding signs with manually removable pricing at 188 Pleasant Street , within the Neighborhood Commercial (CN) District. MBLU: 40/5/4**

The applicant was not present. Mr. Walker stated that a total re-facing and revamping of the exterior is underway and that all sign proposals meet the requirements. He noted that the freestanding sign is oversized but is grandfathered. A discussion about the height of the freestanding sign ensued.

Ms. Hengen recommended Design Review approval for the Application by Fairhaven Realty Assoc., LLC, on behalf of Cumberland Farms, Inc., requesting Architectural Design Review Approval for two (2) replacement 21 sq. ft. internally illuminated canopy signs on an existing structure, one (1) replacement 20 sq. ft. internally illuminated affixed wall sign, and a sign re-facing for two (2) existing 24 sq. ft. internally illuminated freestanding signs with manually removable pricing at 188 Pleasant Street, MBLU: 40/5/4, as submitted with the understanding that the total height of the freestanding sign is 16 feet as indicated on the narrative portion of the application and also with the notation that lowering the height of the freestanding sign may vastly improve driver sight lines to see the sign. Mr. Gentilhomme seconded the recommendation.

- d. **Application by Granite State College, University System of NH, requesting non-binding Architectural Design Review comments under RSA 674:54 for one (1) replacement 28 sq. ft. non-illuminated affixed panel in an existing freestanding sign, one (1) sign re-face of a 180 sq. ft. internally illuminated plastic panel with flexible fabric face on an existing pylon structure, and one (1) new 57 sq. ft. internally illuminated affixed wall sign with channel letters at 25 Hall Street within the Gateway Performance (GWP) District. MBLU: 15/2/10**

Kathy Barnes, Peter Conklin, Granite State College, and Scott Aubertin, First Signs, were present to discuss the application. Mr. Walker stated that because Granite State College is part of the NH Education system the applicant does not need approval but is voluntarily seeking non-binding comments under RSA 674:54. Mr. Conklin stated Granite State College has purchased the building and is replacing previous signs. He stated the pylon sign which currently reads "Gateway Center" will be rebranded to read "25 Hall Street".

Mr. Gentilhomme recommended Design Review approval for the application by Granite State College, University System of NH, requesting non-binding Architectural Design Review comments under RSA 674:54 for one (1) replacement 28 sq. ft. non-illuminated affixed panel in an existing freestanding sign, one (1) sign re-face of a 180 sq. ft. internally illuminated plastic panel with flexible fabric face on an existing pylon structure, and one (1) new 57 sq. ft. internally illuminated affixed wall sign with channel letters at 25 Hall Street, MBLU: 15/2/10, as submitted. Ms. Hengen seconded the recommendation.

Ms. Larson stated that this application will not proceed to the Planning Board meeting on November 19, 2014 under RSA 674:54.

- e. Application by Mason and Rich Realty, Inc., requesting Architectural Design Review Approval for one (1) replacement 7.5 sq. ft. non-illuminated hanging sign with bracket at 6 Bicentennial Square within the Central Business Performance (CBP) District.
MBLU: 35/5/11**

The applicant was not present. Mr. Walker stated that the applicant had not submitted colored graphics with the application; Code Administration has requested them but they have not been submitted yet.

Ms. Hengen recommended Design Review approval for the Application by Mason and Rich Realty, Inc., requesting Architectural Design Review Approval for one (1) replacement 7.5 sq. ft. non-illuminated hanging sign with bracket at 6 Bicentennial Square, MBLU: 35/5/11, as submitted with the understanding that Planning Staff will approve the final color scheme. Mr. Gentilhomme seconded the recommendation.

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 9:05 am.

Respectfully submitted,

Nancy Larson
City Planner