

**City of Concord, New Hampshire
Architectural Design Review Committee
April 7, 2015**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, April 7, 2015 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting was member Jay Doherty. Craig Walker of the Code Administration Division and Nancy Larson, Heather Shank, and Beth Fenstermacher 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 April 15, 2015, 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 the John J Pappas Revocable Trust 1994, on behalf of Cork and Canvas, requesting Architectural Design Review Approval for one (1) new 15.11 sq. ft. non-illuminated affixed wall sign and one (1) new 9.44 sq. ft. non-illuminated double sided scroll bracket sign at 84 North Main Street, within the Central Business Performance (CBP) District. MBLU: 45-6-5**

The applicant (unidentified) was present to speak to the application. He stated there would be gooseneck lighting over the sign but does not have any specs for that yet. Mr. Walker stated he would change the application to an externally illuminated sign. Ms. Shank stated that the combined area of the two proposed signs exceed what is permitted. She stated that one or the other of the signs would be permitted but not both as proposed. The applicant stated they are requesting approval for the 15.11 sq. ft. affixed wall sign only at this time. Mr. Doherty asked if the lettering was raised or flat to which the applicant replied they were flat. Mr. Doherty stated he thought the sign was very elegant and easy to read.

Mr. Doherty recommended Design Review approval for the application by the John J Pappas Revocable Trust 1994, on behalf of Cork and Canvas, requesting Architectural Design Review Approval for one (1) new 15.11 sq. ft. externally illuminated affixed wall sign at 84 North Main Street, within the Central Business Performance (CBP) District, MBLU: 45-6-5, as submitted.

- b. Application by Capitol Street Associates, on behalf of Merrimack County Savings Bank, requesting Architectural Design Review Approval for one (1) new 23 sq. ft. externally illuminated affixed sign, at 97 North Main Street, within the Central Business Performance (CBP) District. MBLU: 45-3-4**

A representative from Merrimack County Savings Bank (unidentified) was present to speak to the application. He explained that NH Mutual Bancorp is the parent company of Merrimack County Savings Bank and Meredith Village Savings Bank and effective April 1, 2015, they have a fourth subsidiary known as Mill River Wealth Management which is housed in an adjacent office to the Merrimack County Savings Bank at 97 North Main Street. He stated the lighting will be finalized once the Main Street

project lighting is established as the proposed Main Street project up-lighting may be enough. Mr. Doherty stated the sign is nice; it seems to fit in with the location and the stand-off letters are a nice addition. Discussion regarding the arch and its possible interference of the proposed sign ensued. Mr. Doherty stated that it may seem odd if the letter “M” in Mill and the last “R” in River are almost touching the building, but if they project away from the building and appear three-dimensional it will not seem as strange.

Mr. Doherty recommended Design Review approval for the application by Capitol Street Associates, on behalf of Merrimack County Savings Bank, requesting Architectural Design Review Approval for one (1) new 23 sq. ft. externally illuminated affixed sign, at 97 North Main Street, within the Central Business Performance (CBP) District, MBLU: 45-3-4, as submitted.

c. Application by Laurie J Sanborn Revocable Trust, on behalf of Simplicity Hair Studio and Spa, requesting Architectural Design Review for one (1) new 12.87 sq. ft. non-illuminated hanging sign and one (1) new 12.87 sq. ft. non-illuminated affixed sign, at 27 South Main Street, within the Central Business Performance (CBP) District. MBLU: 35-1-8

The applicant was not present. Mr. Walker explained this location was between Bread and Chocolate and the new entrance of the former Gibson’s bookstore. He stated the window design will be transparent but the graphics they submitted for application makes them look opaque. The windows will not be tinted blue as they appear in the graphic.

Mr. Doherty recommended Design Review approval for the application by Laurie J Sanborn Revocable Trust, on behalf of Simplicity Hair Studio and Spa, requesting Architectural Design Review for one (1) new 12.87 sq. ft. non-illuminated hanging sign and one (1) new 12.87 sq. ft. non-illuminated affixed sign, at 27 South Main Street, within the Central Business Performance (CBP) District, MBLU: 35-1-8, as submitted.

2. Application by Winthrop Management Corp on behalf of Goodwill Industries of Northern New England requesting Major Site Plan review to raze existing facility and redevelop existing property for a proposed 16,500 sf Goodwill donation center and retail store at 204 Loudon Road, within the General Commercial (CG) District. Map/Block/Lot: 111B-2-6 (2015-0009)

Mr. Patrick Colburn, Keach Nordstrom Associates, Mr. Mike Sweeney, Winthrop Management, and Mr. Jay Herrick, James Herrick Architects were present. Mr. Colburn gave an overview of the proposed project. The project proposes demolition of an existing 30,000 sf structure and construction of a new 16,500 sf building. A drop-off area is proposed along the Loudon Road frontage; and an expanded parking area is proposed along the Branch Turnpike frontage. Whereas the existing facility serves as a regional center, the proposed facility will serve local donation and retail uses only.

To minimize traffic conflicts on Loudon Road, Staff recommended revising plans to limit the west access point off Loudon Road to one way in, and the east access point to one way out. The east access point is now proposed as one way out. The two way access is maintained at the west entrance to allow customers dropping off from the east to exit without circling the building. Mr. Herrick gave an overview of the building layout while referring to the plans. Mr. Sweeney stated there would be no dumpsters on site but instead a trailer which will be used to haul trash. The Hudson facility will now serve as the hub where the

dumpsters, etc. will be located. Concord would now be seeing only 3-5 deliveries by trucks per week opposed to 20-30 when Concord was a regional distribution center.

Mr. Doherty questioned the drop off area where traffic is two-way. Mr. Colburn replied that it is not customary to have a two-directional drop off area but in this case when asked to enhance the architecture they were short on width and with the shared access with Sugar River Bank it was advantageous to have that access available instead of people going back out to Loudon Road. Discussion regarding the architecture ensued. Mr. Walker suggested reducing the size of the "Drop Off" sign to fewer than or equal to 4 sq. ft. which would not require a permit so that the overall square footage would be within the requirements.

Mr. Doherty recommended Design Review approval for the application by Winthrop Management Corp on behalf of Goodwill Industries of Northern New England requesting Major Site Plan review to raze existing facility and redevelop existing property for a proposed 16,500 sf Goodwill donation center and retail store at 204 Loudon Road, within the General Commercial (CG) District, Map/Block/Lot: 111B-2-6, as submitted with the note that the ADRC does not support the current proposal to allow two-way traffic for the drop-off area. The ADRC also recommends that the "Donation Drop Off" lettering on the front of the building be lowered to provide room for the Goodwill logo to be centered in that space; and that directional signage be provided on the front of the building guiding pedestrians to the main entrance.

3. Application by Bedford Design on behalf of Calamar Elderly Housing requesting Major Site Plan approval for the construction of a 140 unit elderly (over 62 years old) 3 story housing development proposed for 19 & 25 Triangle Park Drive and 177-181 Pembroke Road in the GWP (Gateway Performance) and the OFP (Office Performance) Districts. Map/Block/Lot: 111H/4/21, 111H/4/22, & 111B/1/16 (2015-0001)

Mr. George Chadwick, Bedford Design, Mr. Chris Trevisani, Calamar Enterprises, and Mr. Greg Tomsic, Silvestri Architects were present to speak to the application. Mr. Chadwick stated that since the conceptual application presentation to the ADRC in February they had obtained approval for a Lot Line Adjustment and Determination of Completeness for Major Site Plan from the Planning Board in March.

Mr. Chadwick stated that as a result of previous ADRC recommendations, they added more cupolas to the building, a new alignment of doors and windows on the front of the building, access to the garage along the building, and handicap ramp/access to the garage units. Mr. Chadwick stated that access to the site is off Triangle Park Drive, all utilities will be via Triangle Park Drive, and a monument sign will be located on Triangle Park Drive. The building is three-stories in the OFP District, with a 75 foot buffer provided around the exterior of the property due to the height. The original proposed drainage basins were removed from the buffer and the back part of the parking area is now porous pavement to handle the runoff. There is a small basin in the front which will collect runoff from the regular pavement section. The circular access around the building was eliminated to avoid impacts to the buffer. Mr. Chadwick stated the sign dimensions are not listed on the site plan but he ensured adherence to the sign ordinance.

Mr. Tomsic reiterated that the elevations were modified to include the elements that the ADRC recommended, including the cupolas, the gables at the front and back entry, and a side entry to the parking area. He stated the exterior of the building consists of architectural shingles, two different colors of vinyl siding, and vinyl railings and post covers.

Discussion regarding lighting ensued.

Mr. Doherty recommended Design Review approval for the application by Bedford Design on behalf of Calamar Elderly Housing requesting Major Site Plan approval for the construction of a 140 unit elderly (over 62 years old) 3 story housing development proposed for 19 & 25 Triangle Park Drive and 177-181 Pembroke Road in the GWP (Gateway Performance) and the OFP (Office Performance) Districts, Map/Block/Lot:111H/4/21, 111H/4/22, & 111B/1/16, as submitted with the following recommendations; on the sign adjust “cobblestone” and “senior village” to allow for extra spacing for the letter C.

- 4. Any other business which may legally come before the Committee.**
 - a. Discussion regarding application requirements - tabled**
 - b. Rules of Procedures - tabled**

As there was no further business to come before the Committee, the meeting adjourned at 10:50 am.

Respectfully submitted,

Nancy Larson
City Planner