

**City of Concord, New Hampshire
Architectural Design Review Committee
June 9, 2015**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, June 9, 2015 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Jen Czysz, Jay Doherty, and Ron King. Craig Walker of the Code Administration Division and Heather Shank, Beth Fenstermacher 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 June 17, 2015, 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 Harold E and Judith A Ekstrom requesting Architectural Design Review Approval for one (1) new 9 sq. ft. non-illuminated freestanding directory sign, at 17-19 Green Street, within the Civic Performance (CVP) District. MBLU: 44-3-34 Tabled from the May 20, 2015 Planning Board Meeting and the May 12, 2015 ADRC Meeting.**

Harold Ekstrom was present to speak to the application. He handed out photos of the permanent sign panel including a photo of the existing tenant sign. He stated the panels will be 18x35.

Mr. King recommended Design Review approval for the application by Harold E and Judith A Ekstrom requesting Architectural Design Review Approval for one for one (1) new 9 sq. ft. non-illuminated freestanding directory sign, at 17-19 Green Street, within the Civic Performance (CVP) District, MBLU: 44-3-34, as submitted. Ms. Czysz seconded the recommendation. The recommendation passed unanimously.

- b. Application by The Laurie J Sanborn Revocable Trust and Laurie Sanborn, Trustee, on behalf of United Gourmet Foods, LLC, requesting Architectural Design Review Approval for one (1) new 14.4 sq. ft. affixed externally illuminated awning sign, one (1) new 15.2 sq. ft. affixed externally illuminated awning sign, and one (1) new 10.2 sq. ft. affixed externally illuminated awning sign at 27 South Main Street (former Gibson's Bookstore) in the Central Business Performance (CBP) District. Map/Block/Lot: 35-1-1**

Mr. Gary Dimartino was present to speak to the application. Mr. Dimartino stated the establishment will have burgers and ice cream, gelato and yogurt. He said they presented to Planning Board for ADR approval in May and now are seeking sign approval. He stated that "dairy bar" will be added to the Buza sign since it is part of the logo. Mr. King noted the sign looks crowded at the top and suggested reducing the logo size to adjust the spacing. Mr. Dimartino agreed that the footprint needs to be adjusted.

Mr. King recommended Design Review approval for the application by The Laurie J Sanborn Revocable Trust and Laurie Sanborn, Trustee, on behalf of United Gourmet Foods, LLC, requesting Architectural Design Review Approval for one (1) new 14.4 sq. ft. affixed externally illuminated awning sign, one (1) new 15.2 sq. ft. affixed externally illuminated awning sign, and one (1) new 10.2 sq. ft. affixed externally illuminated awning sign at 27 South Main Street (former Gibson's Bookstore) in the Central Business Performance (CBP) District, Map/Block/Lot: 35-1-1, as submitted with the recommendation to adjust the size of both logos for better fit. Ms. Czysz seconded the recommendation. The recommendation passed unanimously.

c. Application by Siena Investment, LLC, on behalf of Aspen Dental, requesting Architectural Design Review Approval for one (1) new 32.77 sq. ft. affixed internally illuminated wall sign, one (1) new 41.67 sq. ft. affixed internally illuminated wall sign and two (2) new 12 sq. ft. tenant panels (one panel to be installed back-to-back on each side of freestanding sign) to be installed on a freestanding internally illuminated sign at 273 Loudon Road (across from D'Amante Drive), Unit 1, in the Gateway Performance (GWP) District. Map/Block/Lot: 111E-1-1

Chris Stone, C&S Signs and Mike D'Amante were present to speak to the application. Mr. D'Amante explained where the site location is. The signs will be on the western and southern facades of the building. Ms. Czysz asked about the note on the application which states a variance is required; Mr. Walker stated a variance was not necessary and the note was prior to obtaining measurements. Mr. Doherty stated the building sign looks fine but the freestanding one needs to be discussed. Mr. King stated the sign may be too high and should be lower for visibility. Ms. Czysz stated the angle and sight lines should be fine. Mr. Stone stated the purpose of the sign is to be visible to people coming up the road not for people sitting at the intersection.

Discussion ensued as to whether the sign had been approved through Site Plan review. Mr. D'Amante was not sure and stated the sign needs to be revised with a center name so he would be glad to finalize and come back next month for the freestanding sign.

Mr. Doherty recommended Design Review approval for the application by Siena Investment, LLC, on behalf of Aspen Dental, requesting Architectural Design Review Approval for one (1) new 32.77 sq. ft. affixed internally illuminated wall sign, one (1) new 41.67 sq. ft. affixed internally illuminated wall sign, and two (2) new 12 sq. ft. tenant panels (one panel to be installed back-to-back on each side of freestanding sign) to be installed on a freestanding internally illuminated sign at 273 Loudon Road (across from D'Amante Drive), Unit 1, in the Gateway Performance (GWP) District, Map/Block/Lot: 111E-1-1, as submitted. —Mr. King seconded the recommendation. The recommendation passed unanimously.

d. Application by Capital Hotel Company V, LLC c/o Foxfire Property Management Inc., on behalf of Fairfield Inn and Suites Marriott, requesting Architectural Design Review Approval for one (1) replacement 87.5 sq. ft. non-illuminated monument sign on an existing "pole" and one (1) replacement 92.06 sq. ft. affixed wall sign with LED channel letters to be installed on the porte cochère, at 4 Gulf Street, within the Gateway Performance (GWP) District. MBLU: 27-1-2

The applicant was not present. Mr. King suggested that the words "Inn & Suites" be slightly more separated from the word "Fairfield" on the monument sign because the words appear to blend together.

Mr. King recommended Design Review approval for the application by Capital Hotel Company V, LLC c/o Foxfire Property Management Inc., on behalf of Fairfield Inn and Suites Marriott, requesting Architectural Design Review Approval for one (1) replacement 87.5 sq. ft. non-illuminated monument sign on an existing “pole” and one (1) replacement 92.06 sq. ft. affixed wall sign with LED channel letters to be installed on the porte cochère, at 4 Gulf Street, within the Gateway Performance (GWP) District, MBLU: 27-1-2, as submitted with the recommendation that the words “Inn & Suites” be slightly more separated from the word “Fairfield” on the monument sign. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

e. Application by Merrimack County Savings Bank requesting Architectural Design Review Approval for one (1) refurbished 42.5 sq. ft. freestanding internally illuminated clock with temperature display at 89 North Main Street in the Central Business Performance (CBP) District. Map/Block/Lot: 45-3-5

Mr. Thomas Cimikoski was present to speak to the application. Mr. Cimikoski handed out drawings as a new design has been submitted. There is a change at base increasing from 2 to 4 inches of surround. Mr. Cimikoski stated he will reach out to Ed Roberge to see how that design fits with downtown upgrades. The clock is 27 years old and weathered. The post is small which will be expanded by 4 inches to make it more proportioned. The cement base is weathered and will be wrapped with 4 inch granite which will blend with facade columns on bank. Mr. King asked to repeat the same details of the building facade columns.

Mr. King recommended Design Review approval for the application by Merrimack County Savings Bank requesting Architectural Design Review Approval for one (1) refurbished 42.5 sq. ft. freestanding internally illuminated clock with temperature display at 89 North Main Street in the Central Business Performance (CBP) District, Map/Block/Lot: 45-3-5, as submitted with recommendation that the column reflect the existing column on bank façade to match molding detail. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

2. Application by Siena Investment, LLC, requesting Architectural Design Review Approval for minor modifications to the previously approved building elevations including, but not limited to, installation of awning(s) at 273 Loudon Road (across from D’Amante Drive) in the Gateway Performance (GWP) District. Map/Block/Lot: 111E-1-1 (2013-0069)

Chris Stone, C&S Signs and Mike D’Amante were present to speak to the application. Mr. D’Amante presented plans which compare the initial design and the revised design. He noted the changes are due to the tenant’s request and the building now has more tenants than originally planned for so the building is broken up more to accommodate that. Windows have also been added.

Mr. Doherty recommended Design Review approval for the application by Siena Investment, LLC, requesting Architectural Design Review Approval for minor modifications to the previously approved building elevations including, but not limited to, installation of awning(s) at 273 Loudon Road (across from D’Amante Drive) in the Gateway Performance (GWP) District. Map/Block/Lot: 111E-1-1, as submitted. Ms. Czysz seconded the recommendation. The recommendation passed unanimously.

3. Application by TF Moran on behalf of Unitil and Eversource (f.k.a. PSNH) requesting Major Site Plan approval at Portsmouth Street for the construction of a new distribution substation which will be supplied by a proposed transmission substation within the Open Space Residential (RO) District. A Conditional Use Permit (CUP) to construct Essential Public Utilities & Appurtenances within the Open Space Residential (RO) as well as a CUP

for disturbances to wetland buffers is also requested. Map/Block/Lot: 113/2/9, 113/2/10, 113/2/19, 111C/1/13, & 111C/1/9. (2015-0015)

The applicant was not present. Ms. Czysz stated in terms of design review, there is screening and disturbances, so while it may not be traditional architectural design review it is still important for the ADRC to review. Ms. Shank stated they looked a lot at screening; a site walk was conducted with the Planning Board to look at the layout, elevations, grading, and visibility from interstate 393. She stated the substation will be well screened by trees. However, the City Forester expressed during a site walk that the majority of the red pine trees right along the highway may be affected by red pine scale disease in the future. Ms. Shank explained the history of the project and Conservation Commission's involvement in the site change and ultimate choice. TF Moran has been working with the city for two years to finalize the project proposal to achieve the least amount of wetland impact. Ms. Fenstermacher and Ms. Shank pointed out the building locations on the map.

Discussion regarding the color of the buildings ensued with the Committee recommending that the siding, trim and doors as well as fencing and any equipment be a color that will blend in with the environment. Also discussed was that any concrete should be stained the darkest pigment possible.

Mr. Walker reiterated the Conservation Commission's involvement with the site choice. Ms. Shank noted that lot line adjustments had been made. She spoke of the initial proposal that the Conservation Commission had concerns over the location of the substations to the proximity of the beaver pond. She stated that Unitil had a legal right to put the substation on the initial proposed land but after two years came to an agreement with the City to use the presently proposed site.

A discussion ensued about the visibility of the substations from the highway. Ms. Shank spoke to visibility; the wires on the west side of the highway that go across the highway are not in the clear path of vision while driving because of the angle, looking to the east the clearing and wires will be visible. She stated the biggest concern is if those red pine trees die and what the site may look like in ten years. Ms. Fenstermacher stated the red pine trees in question are located on state highway land. Ms. Shank stated she was not sure if any buffer plantings are proposed because they would have to be planted in the wet areas on Unitil's property. Ms. Shank elaborated by saying there are existing trees and the red pines in particular are susceptible to the red pine scale disease but are currently unaffected. Ms. Fenstermacher added that the area is heavily forested and the denser buffer along the highway has the red pines. Mr. King stated they could recommend planting trees around the fencing. Ms. Shank stated the limit of clearing is right up to the grading and paving. She thinks some areas are areas where they could plant but there are several slopes which are 2:1 slopes to avoid more disturbances.

The Committee expressed concerns over the applicant's absence.

Mr. King recommended Design Review approval for the application by TF Moran on behalf of Unitil and Eversource (f.k.a. PSNH) requesting Major Site Plan approval at Portsmouth Street for the construction of a new distribution substation which will be supplied by a proposed transmission substation within the Open Space Residential (RO) District. A Conditional Use Permit (CUP) to construct Essential Public Utilities & Appurtenances within the Open Space Residential (RO) as well as a CUP for disturbances to wetland buffers is also requested, Map/Block/Lot: 113/2/9, 113/2/10, 113/2/19, 111C/1/13, & 111C/1/9, as submitted, with the recommendation that the siding, trim, doors, fencing and any equipment be a dark color such as forest green and to plant trees or camouflaging shrubs to hide the structures in the event that the red pines become diseased to camouflage the direct view from the highway. Also recommended is to color any concrete bases the darkest pigment available. Ms. Czysz seconded the recommendation. The recommendation passed unanimously.

Mr. King expressed concern over the height of the proposed lighting. Mr. Walker noted that the proposed lighting will be dark sky compliant and installed to minimize light spillover, mounted 20 feet above finished grade.

Ms. Czysz stated she questions the need for the lights to be the proposed height and that since there is no lighting plan included in the application, the application should be considered incomplete. She stated she does not have enough information to make recommendations on the lighting. She stated that Planning Staff could advise the Planning Board that there is no lighting plan or visual impact report and they can decide to address their concerns themselves or send it back to ADRC. Mr. King reiterated that their major concern is the visibility of the lighting at night.

Mr. King recommended tabling Design Review approval for the application by TF Moran on behalf of Unital and Eversource (f.k.a. PSNH) requesting Major Site Plan approval at Portsmouth Street for the construction of a new distribution substation which will be supplied by a proposed transmission substation within the Open Space Residential (RO) District. A Conditional Use Permit (CUP) to construct Essential Public Utilities & Appurtenances within the Open Space Residential (RO) as well as a CUP for disturbances to wetland buffers is also requested, Map/Block/Lot: 113/2/9, 113/2/10, 113/2/19, 111C/1/13, & 111C/1/9 until further information on lighting is received including a plan and a visual impact report. Ms. Czysz seconded the recommendation. The recommendation passed unanimously.

Mr. King asked what the purpose of lighting in the middle of the woods would be. Ms. Shank answered that it is for security. Mr. Walker suggested motion detection. Mr. King stated another recommendation would be to have motion detection lighting if there is lighting at all.

4. **Application by RNL Properties requesting Major Site Plan with Conditional Use Permit approval for the construction of a townhouse style multifamily independent residential living facility with four 4-unit residential buildings and one clubhouse building for persons 55 years of age and older at 61 Borough Road (existing multi-family home known as “Four Winds” to remain), within the Medium Density Residential (RM) District. The CUP is required for the proposed disturbance of 990 sf of wetland buffer for vegetation removal and grading for one of the proposed buildings as well as the installation of an overflow drainage pipe. Map/Block/Lot: 192P/38 (2015-0018) (Applicant requests that the application be tabled to the July 7, 2015 ADR meeting and the July 15, 2015 Planning Board meeting.)**

Ms. Czysz recommended tabling the application by RNL Properties requesting Major Site Plan with Conditional Use Permit approval for the construction of a townhouse style multifamily independent residential living facility with four 4-unit residential buildings and one clubhouse building for persons 55 years of age and older at 61 Borough Road (existing multi-family home known as “Four Winds” to remain), within the Medium Density Residential (RM) District. The CUP is required for the proposed disturbance of 990 sf of wetland buffer for vegetation removal and grading for one of the proposed buildings as well as the installation of an overflow drainage pipe. Map/Block/Lot: 192P/38. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

5. **Application by David Jaquith on behalf of Tom Roy and Tracey Gosselin, requesting Major Site Plan approval for construction of three (3) proposed one-bedroom apartment units above an existing garage, and two (2) existing one-bedroom apartment units not previously approved by the Planning Board, at 59 South Main Street, within the Central Business Performance (CBP) District. Map/Block/Lot: 34/5/3 (2015-0013)**

The applicant was not present. Ms. Fenstermacher stated they are proposing to change windows on an existing façade and reduce the height of the existing garage door. Mr. Walker elaborated on the application directing Committee members to the plans provided.

Ms. Czysz stated that there are enough issues with the existing structure that she feels she can defer to Code Enforcement to determine that the structures are adequate. In terms of design, she stated that any new windows or doors should be as consistent as possible with something already on the building.

Ms. Czysz recommended Design Review approval for the application by David Jaquith on behalf of Tom Roy and Tracey Gosselin, requesting Major Site Plan approval for construction of three (3) proposed one-bedroom apartment units above an existing garage, and two (2) existing one-bedroom apartment units not previously approved by the Planning Board, at 59 South Main Street, within the Central Business Performance (CBP) District, Map/Block/Lot: 34/5/3 (2015-0013), as submitted with the recommendation that proportion and scale remain consistent on the building in that the new windows match the existing as best they can and to resolve the existing access to the roof that has no railing. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

6. Any other business which may legally come before the Committee.

Application by Higginbotham Construction on behalf of Merrimack Valley School District requesting Major Site Plan approval and Major Subdivision Plan approval for the conversion of an existing 2.5 story brick schoolhouse into seven (7) residential condominium units at 12 Cross Street, Penacook, within the RN (Neighborhood Residential) District. Map/Block/Lot: 0534P/31 (2015-0012)

Mr. Higginbotham returned to present revised plans to the ADRC which address their concerns of the May 12, 2015 ADRC Meeting. The Planning Board granted Architectural Design Review Approval for the proposed site plan and building architecture at the May 20, 2015 Planning Board Meeting. One condition of approval was that the applicant present the revised plans to the Architectural Design Review Committee. The Committee was satisfied with the revisions to the site plan.

As there was no further business to come before the Committee, the meeting adjourned at 10:25 am.

Respectfully submitted,

Heather Shank
Assistant City Planner