

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

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

Present at the meeting were members Jen Czysz, Jay Doherty, Liz Hengen and Ron King. Craig Walker of the Code Administration Division and Nancy Larson, 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 July 15, 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 Rouse Properties, on behalf of Spirit Halloween, requesting Architectural Design Review Approval for one (1) new 160 sq. ft. non-illuminated affixed wall sign and one (1) new 120 sq. ft. non-illuminated affixed wall sign, at 270 Loudon Road, within the Gateway Performance (GWP) District. Map/Block/Lot: 111D-1-5**

Tom Thibeault, Spirit Halloween, was present to speak to the application. Mr. Thibeault stated that the design is the same as in years past.

Ms. Hengen recommended Design Review approval for the application by Rouse Properties, on behalf of Spirit Halloween, requesting Architectural Design Review Approval for one (1) new 160 sq. ft. non-illuminated affixed wall sign and one (1) new 120 sq. ft. non-illuminated affixed wall sign, at 270 Loudon Road, within the Gateway Performance (GWP) District, Map/Block/Lot: 111D-1-5, as submitted. Mr. Doherty seconded the recommendation. This recommendation passed unanimously.

- b. Application by Concord Housing Authority, requesting Architectural Design Review Approval to renovate the building entrance, to replace the sidewalk, and to add a decorative canopy at 40 South Main Street in the Central Business Performance (CBP) District. Map/Block/Lot: 34/2/3**

Mr. Craig Dunning and Mr. John Hoyt, Concord Housing Authority, were present to speak to the application. The building was built in 1964 and is low-income housing. Mr. Dunning handed out a picture depicting the current condition of the building. He stated the impetus for the proposed improvements to the building is the City's Main Street Improvement project. He stated they wanted to make the lowest level handicap accessible and improve the aesthetics of the building. The proposal includes tearing off the yellow brick that exists on the building and replace with granite veneer. The building's first two stories is a yellow brick façade because when the building was built, administrative offices were housed in the first two stories. Currently all floors are dedicated to apartments. The existing front entrance was to access the first two floors only. The main residence entrance is on Thompson Street. Mr. Dunning explained the proposed sidewalk and which will tie into the City sidewalk. He stated they also wanted to bring the building into the architecture landscape out on the street by making the sidewalk narrower by delineating that with railings and stamped concrete to create a radius, and by

placing downward lighting to decrease white pollution. The canopy was designed to bring the building out to the street without enclosing it. He stated he does not need to create an out of weather space since that is already provided by the roof area at the first floor. Mr. Dunning stated he has spoken to Ed Roberge, City Engineer, about the sidewalk. He stated the canopy will not be painted and will be a silver color. It will be zero maintenance.

Mr. Doherty noted that he likes the proposed changes to the façade and likes the attempt to be artistic, but does not like the canopy; he stated it looks medieval and is not a welcoming feature. Mr. King noted that the canopy doesn't relate to the building at all. Ms. Hengen and Ms. Czysz both stated they like the canopy. Ms. Hengen stated the building is 60's era but it lacks any architectural features a lot of mid-century buildings have and the proposed canopy is a contemporary interpretation of that era. She also stated the goal of the Main Street Improvement project is to ensure any permanent features that go into place be traditional late 19<sup>th</sup>/early 20<sup>th</sup> century but accessories such as bike racks and benches, have a more contemporary flare to them. She sees the proposed canopy fitting in by adding something of interest along the streetscape.

Discussion regarding lighting ensued. Mr. Dunning stated they considered many options before committing to the proposed shoebox lighting.

Ms. Hengen recommended Design Review approval for the application by Concord Housing Authority, requesting Architectural Design Review Approval to renovate the building entrance, replace the sidewalk, and add a decorative canopy at 23 Green Street in the Civic Performance (CVP) District, Map/Block/Lot: 44/3/27, as submitted. Ms. Czysz seconded the recommendation. The recommendation did not pass 2:2 with Mr. Doherty and Mr. King opposing.

**2. Application by Concord National Youth Softball, on behalf of the City of Concord, requesting Major Site Plan approval for construction of a softball field, and a Conditional Use Permit for alternative surfacing of a parking lot at the Russell F. Martin Athletic Fields on Iron Works Road in the Single-Family Residential (RS) District. Map/Block/Lot: 10/1/3**

Ms. Shank gave an overview of the project. She stated the applicant is proposing phased improvements to the athletic facilities at Russell Martin Park. Phase 1 involves construction of a new playing surface for a previously constructed field and installation of a drip irrigation system. Phase 2 includes construction of two wooden dugouts. Phase 3 includes construction of a 2-story building for a concession stand and press box, and installation of a score board. Ms. Shank noted the applicant will need to return to the ADRC for recommendation for Phases 2 and 3.

Ms. Czysz recommended Design Review approval for the application by Concord National Youth Softball, on behalf of the City of Concord, requesting Major Site Plan approval for construction of a softball field, and a Conditional Use Permit for alternative surfacing of a parking lot at the Russell F. Martin Athletic Fields on Iron Works Road in the Single-Family Residential (RS) District, Map/Block/Lot: 10/1/3, as submitted with the recommendation that the applicant return for approval on the phases 2 and 3 of construction once those phases are ready for submission including detailed plans and specifications. Mr. Doherty seconded the recommendation. This recommendation passed unanimously.

**3. 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) (Application tabled from the June 9, 2015 ADR meeting and the June 17, 2015 Planning Board meeting.)**

Mr. Ron Richter, RNL Properties, and Mr. Eric Palson, SMP Architecture, were present to speak to the application. Mr. Richter stated the proposed site plan includes the construction of multi-family independent living residences for individuals 55 years of age or older at 61 Borough Road, and a Conditional Use Permit for disturbance of a wetland buffer. In addition to the continued use of the existing three unit multi-family house, the applicant is proposing the construction of four, four unit single-story buildings and a clubhouse. Walking paths, a picnic area, and a community garden space are also proposed. Mr. Richter stated the clubhouse is required as a congregate area.

Mr. King expressed concern for the proposed drip edge; Mr. Richter stated he will have rock or stone in the area of the drip edge.

Mr. King also expressed concern for the clubhouse having no character internally. Mr. Richter replied the area will have a dining area and a kitchen where people can cook and prepare food for occasions. Mr. King suggested a commercial grade stove.

Discussion regarding drainage ensued. Mr. Richter stated there is a proposed detention pond in the center of the development; the lot is flat and sandy.

Mr. King complimented the sidewalk system and Mr. Doherty complimented the proposed materials and color scheme.

Mr. Doherty recommended Design Review approval for the application by RNL Properties requesting Major Site Plan 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. A Conditional Use Permit (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: 92P/38, as submitted. Mr. King seconded the recommendation. This recommendation passed unanimously.

**4. 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 9:55 am.

Respectfully submitted,

Heather Shank  
Assistant City Planner