

**City of Concord, New Hampshire
Architectural Design Review Committee
May 10, 2016 Minutes**

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on Tuesday, May 10, 2016 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Jay Doherty, Ron King, Margaret Tomas, Jennifer Czysz, and Liz Hengen. Craig Walker of the Code Administration Division; Heather Shank of the City Planning Division; and Lisa Fellows-Weaver Administrative Specialist, 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 May 18, 2016, 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 Stratham Tire on behalf of Lionel R. Labonte Revocable Trust of 2011 requesting ADR approval to relocate one (1) existing 42 sf internally illuminated sign to the top of an existing steel sign post structure at 92 Manchester Street in the Central Business Performance (CBP). District *MBL: 110/D3/9***

Representing Stratham Tire was Bill Lustig from Signorama. Mr. Lustig stated that the existing sign posts were too close to the right of way, so the sign cabinets were located atop the post furthest from the right of way and the rest of the sign will be removed.

A motion was made by Mr. King and seconded by Ms. Czysz to recommend approval as submitted. The motion passed unanimously.

- b. Application by Nouria Energy Corporation, on behalf of GTY MA/NH Leasing, Inc., requesting ADR approval to install one (1) 192 sf internally illuminated freestanding replacement sign; and two (2) new 7.8 sf canopy signs at 24 Loudon Road in the Industrial (IN) District. *MBL: 114/2/1***

Pat McLoughlin was present representing Nouria Energy Corporation. Mr. McLoughlin stated that the Committee reviewed similar sign applications for other locations in previous months.

The applicant has attempted to incorporate past recommendations into the current submission.

Discussion ensued relative to the text proposed for the signs; Regular and Diesel. Members noted that the text should be lined up and should all be the same size. In addition, members agreed that the "Car Wash" and Food Mart" panels should be grouped together rather than separated by the other panels.

A motion was made by Mr. King and seconded by Ms. Tomas to recommend approval of the freestanding sign subject to the conditions that the words "Regular" and "Diesel" be

the same font and lined up with each other, and that the panels for “Car Wash” and “Food Mart” be grouped together; and to recommend approval of all other signs as submitted. The motion passed unanimously.

- c. Application by Wild Orchid Enterprises on behalf of Wait Langdon Trustee and The Will of Alice Ward, requesting ADR approval to install one (1) replacement 24 sf wall sign at 89 Fort Eddy Road in Gateway Performance (GWP) District. *MBL: 46/A1/9***

Neither the applicant nor the agent was present. Ms. Shank noted that the sign was already installed and asked if the two signs in the railings were also permitted. Mr. Walker replied that the business includes two store fronts; therefore, there may be enough frontage (40’ required) to permit the 3 signs; one main (large) and two small signs in the railings. He stated that the sign being applied for is permitted, and that he would look into whether the other two signs are also permitted.

Ms. Hengen stated that even though this sign exists the Committee should be considering this sign as if it was not installed.

Additional discussion was held regarding the legibility of the business name. The Committee suggested that the business name be outlined in black or a darker color, and/or that the black accent swirls in the background be removed. Mr. Doherty suggested that the improvement could be made by hand, rather than creating a whole new sign.

A motion was made by Ms. Hengen, and seconded by Mr. Doherty to recommend approval subject to the condition that the business name be made more legible by outlining it in black or by using a darker color, or by removing the black accents in the background. The motion passed unanimously.

- d. Application by Contractors Risk Management, Inc. requesting ADR approval to install one (1) 16 sf non-illuminated replacement panel in an existing freestanding sign at 33 Stickney Road in the Opportunity Corridor Performance (OCP) District. *MBL: 56/2/9***

Shawn McClaskey and Glen Schadlick were present representing Contractors Risk Management. Mr. Schadlick explained the proposal is to replace the sign for a new tenant.

A motion was made by Mr. Doherty, and seconded by Mr. King to recommend approval as submitted. The motion passed unanimously.

- e. Application by Cumberland Farms, Inc. requesting ADR approval for the following internally illuminated replacement signs: one (1) 23.71 sf affixed sign consisting of channel letters; one (1) 28 sf freestanding sign; and two (2) 3.6 sf freestanding directional signs at 196 N. Main Street in the Urban Commercial (CU) District. *MBL:46/4/3 (2016-31)***

Attorney Francis X. Bruton, III (FX) was present representing Cumberland Farms, Inc. Atty. Bruton provided a brief overview of the project. He explained that Cumberland Farms will be upgrading their facilities due to a branding change, from orange/blue to one green stripe. He

stated that the exterior of this site will remain as is, nothing is structural, rather a clean-up of the site; however, the inside of the building will be remodeled.

Atty. Bruton explained that the wall sign will be replaced, and that the pylon will be refaced and internally illuminated. The new sign will be less illuminated. Atty. Bruton stated that the two freestanding directional signs will be replaced though they will be in the same location, with the same profile and height.

A motion was made by Mr. Doherty and seconded by Mr. King to recommend approval as submitted. The motion passed unanimously

3. Application by Chris Nadeau, on behalf of Hodges Development Corp., requesting ADR approval as part of a Major Site Plan application to construct three new structures, along with related parking, landscaping, and lighting improvements at 192-196 Loudon Road in the General Commercial (GC) District. MBL: 117D/2/9 & 117D/2/10 (2016-20)

Chris Nadeau, of Nobis Engineering along with Jeff Benevides from Amaral Associates met with the commission representing Hodges Development Corp. Mr. Nadeau provided a brief overview of the current layout of the property as well as the proposed project. He explained that the property is 4 acres and all existing buildings will be removed. One proposed structure is for a Dairy Queen along with two other sites, possibly for a sit down restaurant and a bank more towards the rear of the site.

Mr. Nadeau provided a brief overview of the traffic pattern noting access and egress. Mr. Nadeau presented the Landscape Plan and noted that the plan will be revised due to the buffers and to address Staff comments. He explained the proposed access and egress of the drive-thru and noted that this plan is similar to both Burger King's.

Mr. King asked about the proposed drainage. Mr. Nadeau explained that the site is mostly paved and there will be an underground detention system and filtration system. He stated that there is currently approximately 90% lot coverage; whereas the plan proposes 76%. Mr. Nadeau also stated that snow will be placed to the rear of the property.

Jeff Benevides from Amaral Associates spoke to the architecture design noting the color plan. He stated that the proposed building will be 2,600 sq. ft. with a wood frame. Mr. Benevides stated that there will be a 21' chimney stack, awnings over all windows. Roof tip units are 4 ft. high and screened. The total height is 19'.

Mr. Nadeau stated that Hodges owns the lots; however, Dairy Queen is primarily on its own lot.

Mr. Nadeau stated that the sign noted is not the correct square footage. Mr. Nadeau stated that there will be one monument sign for Dairy Queen at the main entrance. The plans for the monument sign will be submitted at a later time.

Ms. Shank summarized Staff comments for the site plan including enhancements to the Landscape Plan and pedestrian improvements.

Additional discussion was held regarding an outdoor seating area for a tenant as well as for Dairy Queen. Mr. Nadeau stated that there is a patio proposed for Dairy Queen, 40' x 30'.

Ms. Shank noted that the plan provides cross access for adjacent properties.

Parking was discussed. Mr. Nadeau stated that all parking requirements have been met for Dairy Queen. He added that parking spaces for the tenants will depend on the tenant; however, the sit down restaurant would like to have 100-150 parking spaces. Currently being shown is more than the requirement. Mr. Nadeau also noted that while the lighting plan has been provided, it will be revised and re-submitted to the Planning Board.

A motion was made by Mr. Doherty, and seconded by Mr. King to recommend approval of the site design and architectural designs for the Dairy Queen, subject to the condition that the applicant returns to ADR for review of the other two buildings. The motion passed unanimously.

As there was no further business to come before the Committee, the meeting adjourned at 9:20 am.

Respectfully submitted,

Heather Shank
Assistant City Planner