

City of Concord, New Hampshire
Architectural Design Review Committee
July 12, 2016 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on Tuesday, July 12, 2016 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Jay Doherty, Margaret Tomas, Ron King, Liz Hengen, Claude Gentilhomme, and Doug Shilo. 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 July 20, 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. The Design Review Committee will hear consideration of the following applications under the provisions of Section 28-9-4(f), Architectural Design Review, of the Zoning Ordinance.

a. Application by Spirit Halloween, on behalf of Steeplegate Mall LLC, requesting ADR approval to install two (2) 160 sf externally illuminated replacement wall sign at 270 Loudon Road in the Gateway Performance (GWP) District. *MBL:111/D1/5*

No one was present representing the application. Mr. Doherty noted that this is the same sign that has been previously presented over the past few years. With no discussion, on a motion made by Mr. Doherty and seconded by Mr. King, the recommendation to approve as submitted was unanimously passed.

b. Application by New Hampshire Historical Society requesting ADR approval to install one (1) new 11.67 sf non-illuminated monument sign at 30 Park Street in the Civic Performance (CVP) District. *MBL: 44/7/1*

Representing New Hampshire Historical Society was Tom Chase and Jim Garvin. Mr. Chase explained the proposal to add a granite sign to the building. He noted that the sign will not conform to the setback and it will be two feet further forward. He explained that he did speak to the code enforcement officer who stated that it would be ok and was to add a note to the plan provided.

General discussion was held by the committee regarding the placement of the sign relative to the location, depth and overall dimensions. Mr. Garvin noted that a change in the thickness may change other items, elevation, depth, and console. He added that the supplier may have some suggestions and recommendations as well.

Mr. King made a motion to recommend approve as submitted with the non-binding suggestion that a thicker piece of granite be used. Mr. Gentilhomme seconded the motion. The motion passed unanimously.

c. Application by ADF Flooring, on behalf of Millwood Partners LP VII, requesting ADR approval to install two (2) new 24 sf internally illuminated wall signs at 248 Sheep Davis Road in the Gateway Performance (GWP) District. *MBL:111/H3/3*

No one was present representing the application. Mr. Walker stated that he has not had any conversations with the applicant. A discussion was held regarding the two separate store fronts

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and the effectiveness of the two existing signs. Ms. Hengen stated that she feels that the sign on the right is more effective than the one on the left; however, the signs meet the requirements. Discussion ensued regarding the presentation of the lettering size.

Ms. Hengen made a motion to recommend approval as submitted with the non-binding suggestion that the sign on the left be a duplicate of the sign on the right, or removed altogether, with the sign on the right enlarged and centered over both entrances. Mr. King seconded the motion. The motion passed unanimously.

d. Application by Granite State College requesting ADR approval for exterior improvements including replacement of door, window, and building facade materials at 25 Hall Street in the Gateway Performance (GWP) District. MBL: 15/2/10 (2016-35)

Representing Granite State College was Jonathan Halle. Mr. Halle provided the history of past uses of the building. He explained that there has been much water intrusion into the building, which has caused issues with mold, and other interior and exterior issues with the EFIS, window seals and panels as well as door and roof flashings. In addition, the dome on the top of the building is salvageable and will be resealed. He stated that little has been done to the exterior of the building except for routine maintenance. Mr. Halle explained that the exterior will be enveloped in three inches of foam and will maintain neutral colors on the exterior. The three access points will all be covered. Additional discussion ensued regarding the EDU sign and its current location; it was suggested to move this sign down

Additional discussion was held regarding the landscaping. Mr. Halle stated that the project will be completed in phases over the next two years, when that is completed then they will do the landscaping.

Mr. Doherty made a motion to recommend approval as submitted for the exterior improvements to include the replacements of doors, windows, and building facade materials with the recommendation that the EDU sign be lowered. Ms. Tomas seconded the motion. The motion passed unanimously.

e. Application by Metro PCS, on behalf of Hades Basile N. Trustees, requesting ADR approval to install the following internally illuminated replacement signs: one (1) 37.5 sf wall sign and one (1) 20 sf hanging sign at 32 N. Main Street in the Central Business Performance (CBP) District. MBL: 45/7/1

Ms. Shank explained that the applicant attended the June meeting and the applications were denied due to the fact that the sign is not in keeping with the design intent of Main Street, and that it increases the impact of the non-conformity with regard to the amount of light produced. The Committee suggested amending the large white square area, reversing the logo, and/or proposing lighting that is muted. She noted that revised graphics were provided for review and it appears that the applicant did follow the Committee's recommendations.

Representing Metro PCS was Bob Perry, from Sousa Signs. Mr. Perry stated that he supports the revisions and believes that the new proposal is keeping with the design intent of Main Street. In addition, a suggestion was made to change the font of "PCS" to be thicker. Mr. Perry replied that this is a corporate brand.

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

f. Application by Concord Craft Brewing Co. on behalf of Cibrowski Jacob Trust, requesting ADR approval to install one (1) new 30 sf non-illuminated wall sign at 117 Storrs Street in the Central Business Performance (CBP) District. *MBL: 45/8/4*

Josh Messinger from Advantage Signs was present representing the application. General discussion was held by the committee as the proposal was reviewed. Mr. Messinger explained that the proposed location is due to the fact that there are already existing brackets.

On a motion made by Ms. Hengen, and seconded by Mr. Doherty, the recommendation to approve the sign as submitted passed unanimously.

g. Application by All About Kitchens, on behalf of Catch Neighborhood Housing, requesting ADR approval for one (1) 8.25 sf non-illuminated hanging sign, at 4 Pleasant Street Extension in the Central Business Performance (CBP) District. *MBL: 35/2/2*

Josh Messinger from Advantage Signs was present representing the application. Mr. Messinger explained that the design proposed is a built up sign to look similar to a kitchen cabinet door with either raised or recessed letters. He added that there is an existing bracket that will be replaced.

Discussion ensued relative to other options to reconfigure the sign; recessed or raised panel, resize blue area, hanging direction, and/or elongate the panels.

Mr. Gentilhomme made a motion to recommend approval of the sign subject to the condition that the dimensions are reconfigured such that the blue panel fits within the cabinet panel, and that a revised graphic is submitted to staff for review and approval. Mr. King seconded the motion. The motion passed unanimously.

2. Application by Nobis Engineering on behalf of Concord Hospital, requesting ADR approval as part of a Major Site Plan application for demolition of an existing 2-story parking structure and construction of a new 4-1/2-story parking garage at 139 Langley Parkway in the Institutional (IS) District. *MBL: 95/3/4F*

Mr. Shilo and Mr. Doherty recused themselves from the discussions for this item.

Chris Nadeau of Nobis Engineering was present along with Dominic Ciavarrro from Concord Hospital, and the architect from Lavallee Brensinger.

Mr. Nadeau provided an overview of the project explaining that the project will be done in four phases to include a new parking 4½ story garage with 670 parking spaces with two stair towers with one having an elevator, a 100,000 sf medical office building with a bridge, a separate project in the future to share parking with Concord Orthopedics, and the possible reconstruction of Langley Park Road.

Mr. Nadeau explained that the proposed parking garage for phase 1 will be within the same footprint as the existing 420' x 120' parking deck and is proposed to be the primary employee lot; patient parking is the current parking garage in the "F" lot. There will be no disturbance to the utility crossings.

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The architect explained that nothing has changed except that based on discussions at the last meeting they have added landscaping to integrate with the road and the elevations. He explained that trees will be placed in between the bays; proposing red oak but may mix. He stated that the concept is to take the brick elements and bring it to the main elevation and wrap around the south side. He further explained that they are trying to incorporate the materials of the surrounding buildings.

A discussion was held regarding the potential bridge over the Langley Park roadway. Ms. Shank stated that if this bridge were to be added to the project they would need to submit another application and go through the process again.

General discussion ensued relative to the overall future expansions of the campus; sidewalks, intersection lights, and a roundabout.

Mr. Gentilhomme made a motion to recommend approval for the demolition of an existing 2-story parking structure and construction of a new 4-1/2-story parking garage at 139 Langley Parkway, as presented, noting that the trees will be amended from pear trees to red oak trees. Seconded by Ms. Tomas seconded the motion. The motion passed unanimously.

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

Application by Timothy Aguilar, on behalf of Granite State Baptist Church, requesting ADR approval as part of a Major Site Plan application to redevelop an existing one-story garage into a two-story place of assembly with a parking lot at 236 Sheep Davis Road in the RO (Open Space Residential) and Industrial (IN) Districts. MBL: 111/2/6 (2016-14)

Mr. Chamberland returned to the Committee with revised plans showing the vertical elements recommended by the Committee at the June meeting. General discussions ensued and additional suggestions were provided.

As there was no further business to come before the Committee, the meeting adjourned at 10:00 AM.

Respectfully submitted,

Heather R. Shank, AICP, PLA
Assistant City Planner