

City of Concord, New Hampshire
Architectural Design Review Committee
August 9, 2016 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on August 9, 2016 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Jay Doherty, 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 August 17, 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 sign applications under the provisions of Section 28-9-4(f), Architectural Design Review, of the Zoning Ordinance.

a. Application Qing Success LLC requesting ADR approval to install one (1) new 25.34 sf internally illuminated wall sign at 79 South Street in the Neighborhood Commercial (CN) District. *MBL: 30/2/15*

Mr. Walker stated that the measurements of the sign were corrected to 37 sf; the graphics will remain as proposed.

With no discussion, on a motion made by Mr. Gentilhomme and seconded by Mr. Doherty, the recommendation to approve as submitted was unanimously passed.

b. Application by Bercar LLC requesting ADR approval to install one (1) new 40 sf non-illuminated replacement monument sign at 54 Regional Drive the Office Performance (OFP) District. *MBL:111/G1/31*

No one was present to represent the applicant. General discussion was held regarding whether new tenants would be required to return to the ADRC with each new panel in the sign. Mr. Walker stated that since this is a monument directory sign, each new panel will be uniform in color and font; therefore, there is no need to return for each new sign. The committee felt that the overall concept was fine.

With no further discussion, on a motion made by Mr. Gentilhomme and seconded by Mr. Shilo, the recommendation to approve as submitted was unanimously passed.

2. Application by Sheldon Pennoyer, on behalf of Remi's Block, LLC, requesting ADR approval to relocate three (3) balconies from the east side of the building to the north side of the building as part of an ongoing renovation of a 5-story mixed use building at 148-158 N. Main Street in the Central Business Performance (CBP) District. *MBL: 45/6/14*

Mr. Pennoyer, representing the applicant, updated the members noting that they are making headway on the project. The building had settled 7 inches in the middle, and they have been jacking up the building to add pilings. He stated that 3 balconies were originally proposed to be on the back side. They have since discovered that they would need to tie in through a 1 foot thick masonry wall and into the floor structure, which was not feasible. They are therefore requesting to relocate the 3 balconies to the north side of the building. The new balconies will be slightly smaller and will be within the living room of the apartments.

Mr. Walker asked if balcony screening was discussed. Mr. Pennoyer stated that they are trying to avoid creating any additional structure; it is a concept similar to the sharing of a front porch.

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With no further discussion, on a motion made by Mr. Doherty and seconded by Mr. Gentilhomme, the recommendation to approve as submitted was unanimously passed.

3. Application by United Church of Penacook requesting ADR approval to replace handicap accessible ramps at 21 Merrimack Street, Penacook in the Central Business Performance (CBP) District. MBL: 543/P33 (2015-26)

Representing the United Church of Penacook was Pastor Jerry McCann. Ms. Shank provided an overview of the project and reviewed the prior recommendations from last year's application requesting to replace the handicap accessible ramps. Plans and sketches of the proposed ramps were provided for the rear of the building, though not for the ramp to be located in front. Pastor Jerry indicated that the ramp in front would be the same layout as the existing ramp, but would utilize a stone façade to enhance the aesthetics.

The Committee was in support of the materials and concept for both the front and rear of the building. Members made recommendations regarding the surrounding grading and alignment of the ramps to minimize the height of the ramps and avoid the need for railings with more vertical elements to comply with building codes.

On a motion made by Mr. Doherty and seconded by Mr. Shilo, the committee recommended approval as submitted, with the request that the applicant return to ADR to share the final grading solution in front.

4. Application by Osborne's Agway, LLC requesting ADR approval to construct a 1,760 sf building addition and a 1,980 sf warehouse roof overhang at 258 Sheep Davis Road in the Gateway Performance (GWP) District. MBL: 111/H3/4 (2016-41)

Tom Osborne was present representing Osborne's Agway, LLC. He provided a brief overview of the proposal. Mr. Walker stated that variances have been granted. He added that this is a permitted use for warehouse and this space can be used as space for warehousing.

Mr. Osborne stated that from the street view nothing is changing. He explained that there will be open sided storage areas to get product under cover. He noted that there will be vinyl siding added to match the existing building.

Mr. Shilo expressed concern relative to the use of indoor posts being exposed to the elements. Mr. Osborne stated that they are Hemlock posts but are not load bearing. The applicant will discuss the use of the posts and possible alternatives with the contractor.

With no further discussion, on a motion made by Mr. Gentilhomme and seconded by Mr. Doherty, the recommendation to approve as submitted was unanimously passed.

As there was no further business to come before the Committee, the meeting adjourned at 9:23 AM.

Respectfully submitted,
Heather R. Shank, AICP, PLA
Assistant City Planner