

**City of Concord, New Hampshire
Architectural Design Review Committee
November 8, 2016 Minutes**

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on November 8, 2016 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Jay Doherty, Doug Shilo, and Jennifer Czysz. Craig Walker of the Code Administration Division and Heather Shank of the City Planning Division were also present.

The ADRC met to provide recommendations for the November 16, 2016 Planning Board meeting with regard to the proposed design of certain sites, buildings, building alterations, and signs subject to the provisions of the City of Concord Zoning Ordinance.

Sign Applications Requiring Design Review:

- 1. Mattress Firm, on behalf of Centerco Concord LLC, requesting ADR approval for a replacement panel in a freestanding sign and a new wall sign consisting of internally illuminated channel letters at 240 Loudon Road in the Gateway Performance (GWP) District. *MBL:111/B3/14***

Robyn Casey was present on behalf of the applicant. Ms. Casey clarified that the letters on the wall sign will be red, while the letters on the panel sign will be white with a red background.

On a motion made by Mr. Doherty and seconded by Mr. Shilo, the application was approved as submitted unanimously.

- 2. Marshalls, on behalf of Brixmor Capitol SC, LLC, requesting ADR approval to install two replacement wall signs consisting of internally illuminated channel letters at 80 Storrs Street in the Opportunity Corridor Performance (OCP) District. *MBL: 35/B1/1***

The applicant was not present. Mr. Walker clarified that the previous sign was also illuminated, and that the current proposal is very similar to the previous sign.

On a motion made by Mr. Doherty and seconded by Mr. Shilo, the application was approved as submitted unanimously.

- 3. Jane Sylvia Salon, on behalf of Alexander J. Constant, requesting ADR approval to install a new externally illuminated wall sign at 35 South Main Street in the Central Business Performance (CBP) District. *MBL: 34/4/1***

Ted Jarvis was present on behalf of the applicant. Ms. Shank asked whether there was a sign in that location previously. Mr. Jarvis stated that there was but it had been removed.

Mr. Doherty asked what the color and context of the background of the building was; he could not tell because the picture gave no context and was in black and white. Ms. Czysz stated that the building is tan and that the Green Goods store is next door. Mr. Shilo stated that the font was difficult to read but that he had no overall problems with the design.

On a motion made by Mr. Doherty and seconded by Mr. Shilo, the application was approved as submitted unanimously.

- 4. Merrimack Mortgage Co., on behalf of New Hampshire Troopers Association, Inc., requesting ADR approval to install a new wall sign at 109 North State Street in the Civic Performance (CVP) District. *MBL: 47/1/15***

**City of Concord, New Hampshire
Architectural Design Review Committee
November 8, 2016 Minutes**

Glen Schadlick, was present on behalf of the applicant. Anita Wolcott and Carol Jordan of Merrimack Mortgage were also present. Mr. Schadlick stated that sign B is existing and is simply being re-painted to match the new sign. He clarified that the circular graphic on the top of proposed sign A is the logo, not a street number.

The location of sign B with respect to sign A was discussed. All agreed that it would look better to align sign B with the bottom corner of sign A.

Mr. Shilo made the motion to approve as submitted subject to the condition that sign B be aligned with the bottom corner of sign A. Mr. Doherty seconded. The motion passed unanimously.

5. Rowley & Associates, requesting ADR approval to install a freestanding replacement sign at 46 N. State Street in the Civic Performance (CVP) District. MBL: 46/2/3

Glen Schadlick was present on behalf of the applicant. He stated that there may be two tenants under the new ownership, and the sign allowed for a removable panel, depicted as a blank box on the proposed sign, for a possible second tenant. Members thought that the box was confusing or misleading as it seemed to imply that the person listed there was the “Certified Public Accountant” referenced above.

Ms. Shank suggested removing the appearance of the box and adding a straight line between the two tenant spaces to delineate the two different tenants. Mr. Schadlick stated that the different colored box was intended to signify a different tenant. Ms. Shank felt that the box seemed to do the opposite. Members agreed that a line would more clearly communicate two different tenants than the appearance of the box.

Mr. Doherty made a motion to approve subject to the condition that the different colored box be removed and a line used to delineate the tenants instead. Mr. Shilo seconded. The motion passed unanimously.

Major Site Plan Applications Requiring Design Review:

6. H.L. Turner Group, on behalf of the City of Concord, requesting ADR review as part of a Major Site Plan review for renovation of the community center at 14 Canterbury Road, including demolition of a portion of the existing building and an addition to create a total of 30,743 sf. MBL: 117/2/10 & 117/2/12 (2016-56)

Gerry Blanchette, project manager from H.L. Turner Group, along with Doug Proctor and Dan Hall, architects with H.L. Turner Group, were present on behalf of the applicant. David Gill and Matt Walsh from the City of Concord were also present.

Ms. Shank clarified that the application fell under RSA 674:54, which requires a notification and public hearing in front of the Planning Board, but does not require Site Plan or ADR approval. The applicant agreed to come before the ADR for design feedback and recommendations from the group.

Mr. Blanchett presented the overall concept for the building and site. He stated that the building was designed to allow future expansion to the west. He also noted that the parking is staying the same but that they would like to add more parking in the future as budget allows.

Mr. Proctor presented the architectural elevations. He stated that a stone block and brick band were proposed along the base of each building component to tie all the elements together. New energy

City of Concord, New Hampshire
Architectural Design Review Committee
November 8, 2016 Minutes

efficient windows are proposed for the 1960's portion of the building to remain if the budget allows. The front and main entry of the building will remain the same. There will be views through the entry cupola building to Keach Park to the west. The design is intended to maintain and enhance a visual and functional relationship to Keach Park.

The group discussed strategies for enhancing the façade, including varying the heights of the bands to allow the new gym to stand alone as its own architectural feature, adding fenestration to the west side to increase connections with Keach Park, and providing landscaping to the west side to break up the mass of the building.

Ms. Doherty asked whether there would be a door on the west side. Mr. Hall noted that Parks wanted a double barn-style sliding door on the back to allow indoor-outdoor use, but that the budget would not permit it. The Committee felt that the door would be a positive feature aesthetically and functionally.

The Committee thanked the design team for coming to ADR and invited them to return if they would like to discuss future iterations and design solutions.

7. Irving Oil Corporation requesting ADR approval as part of a Major Site Plan application for existing site work not previously approved at 54 Chenell Drive in the Industrial (IN) District. MBL: 111G/1/21 (2016-37)

Chris Nadeau with Nobis Engineering was present on behalf of the applicant. Sheldon Illsley with Irving Oil was also present. The applicant requested a CUP to install a 30,000 propane tank. They were then required to go through Site Plan review to legitimize site work that had not previously been approved. Areas that had been previously gravel were also being proposed for paving. Mr. Nadeau described the site layout, areas to be paved, and areas to be landscaped.

The Committee had no questions or concerns.

On a motion made by Mr. Doherty and seconded by Ms. Czysz, the application was approved as submitted unanimously.

As there was no further business to come before the Committee, the meeting adjourned at 9:35 AM.

Respectfully submitted,

Heather R. Shank, AICP, PLA
Acting City Planner