

**City of Concord, New Hampshire
Architectural Design Review Committee
February 11, 2014**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, February 11, 2014 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Ron King, Duene Cowan, Elizabeth Hengen, Jennifer Czysz, and James Doherty. Craig Walker of the Code Administration Division and Steve Henninger, Becky Hebert and Patricia Murray of the City Planning Division were 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 February 19, 2014, 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 Associated Enterprises, Inc., on behalf of the Gyro House, requesting Architectural Design Review Approval for a new affixed sign and a new hanging sign at 58 N. Main Street, within the Central Business Performance (CBP) District.**

Remi Hinxhia was present. The Committee had several questions concerning the lighting of the hanging sign. Mr. Hinxhia stated he wanted the sign to be visible from both sides of the street and the internal illumination was within code and other businesses have similar signs on Main Street. The Committee expressed concern with the thickness of the sign and the brightness due to the internal illumination. The Committee discussed the location of the signs and felt centering the affixed sign would be the best choice. They also suggested moving the blade sign over to adjust for the centering of the affixed sign. The committee noted that the hanging sign was more appropriate for a shopping center location and noted that the existing internally illuminated signs mentioned by Mr. Hinxhia were non-conforming signs. The committee expressed its opinion that the appearance of the internally illuminated sign was not in keeping with the historic downtown. The Committee recommended that the hanging sign be illuminated with external lights.

Ms. Hengen made the motion to recommend Design Review approval for a new affixed sign and a new hanging sign at 58 N. Main Street as submitted with the recommendation to center the affixed sign in the storefront and to shift the hanging sign to the side and to use gooseneck external illumination to light the hanging sign. Mr. King seconded the motion. The motion passed unanimously.

- b. Application by Concord Area Trust for Community Housing, on behalf of the Vivid Hair Studio, requesting Architectural Design Review Approval for a new**

hanging sign at 4 Pleasant Street Ext., within the Central Business Performance (CBP) District.

Ms. Heather Skoby, Vivid Hair Studio, was present to speak to the application. The sign is not illuminated and the bracket is new. The colors in the graphic match the interior accent wall. The committee members noted that the photo simulation of the sign on the façade was more effective in conveying the appearance of the sign than was the graphic provided in the application.

Mr. King made the motion to recommend Design Review approval for a new hanging sign at 4 Pleasant Street Ext. as submitted. Mr. Doherty seconded the motion. The motion passed unanimously.

c. Application by Ciborowski Associates, on behalf of Wellington's, requesting Architectural Design Review Approval for a new affixed sign, a new canopy sign, and a new hanging sign at 124 N. Main Street, within the Central Business Performance (CBP) District.

Ms. Debra Barnes, Wellington's, was present to discuss the application. The Committee noted that the hanging sign appears high. Ms. Barnes replied that the bracket is existing and it is the same height as the adjacent Crust and Crumb sign. Discussion ensued regarding the size of the lettering on the canopy.

Mr. King made the motion to recommend Design Review approval for a new affixed sign, a new canopy sign, and a new hanging sign at 124 N. Main Street as submitted with the condition that the affixed sign "Wellington's" is centered over the canopy and that a one inch border around the text is maintained between the edge of the valance and the lettering on the awning. Ms. Hengen seconded the motion. The motion passed unanimously.

d. Application by the Local Government Center requesting Architectural Design Review Approval for a new free-standing sign at 25 Triangle Park Drive, within the Gateway Performance (GWP) District.

Sandt Michener, Advantage Signs, was present to discuss the application. The Committee questioned the placement of the monument sign. Mr. Michener replied that the monument sign was relocated because of where snow is piled on site. A discussion regarding landscaping ensued. The need to fill in the area where the monument sign used to be was discussed.

Ms. Czysz made the motion to recommend Design Review approval for a new free-standing sign at 25 Triangle Park Drive as submitted with the condition that landscaping around the base of the sign be included in the plan. Mr. Cowan seconded the motion. The motion passed unanimously.

e. Application by PFP Associates Ltd Partnership, on behalf of the Center for Advanced Veterinary Care (AVC), requesting Architectural Design Review Approval for a new hanging sign at 22 Bridge Street, within the Opportunity Corridor Performance (OCP) District.

Mr. Joe Champagne, Jutras Signs, was present to discuss the application. Mr. Champagne handed out color renditions of the proposed layout. The sign will be internally lit. The clinic is a 24-hour emergency service. The committee was of the opinion that the internally illuminated hanging sign was appropriate given the setback from Loudon Road and the high volume of traffic on Loudon Road.

The Committee discussed the lighting at night and how it may affect the stairway. Mr. Champagne was not opposed to adding a wall pack if needed to ensure proper lighting on the stair area.

Ms. Hengen made the motion to recommend Design Review approval for a new hanging sign at 22 Bridge Street as submitted with the condition that a light pack will be added to the stair area if shadows are casted or light is blocked on any area of the stairs. Mr. Doherty seconded the motion. The motion passed unanimously.

f. Application by NH Distributors Associates for two (2) new free-standing signs at 65 Regional Drive, within the Industrial (IN) District.

Tom Panko and Chris Brown were present to discuss the application. Mr. Walker mentioned that a variance was granted for the two additional free-standing signs. Ms. Hebert noted that the signs would be located adjacent to the two main entrances and the project has extensive frontage.

Mr. Doherty made the motion to recommend Design Review approval for two (2) new free-standing signs at 65 Regional Drive as submitted. Mr. King seconded the motion. The motion passed unanimously.

2. Application by Siena Investments, LLC, on behalf of Capri Real Estate Holdings, LLC, City of Concord, State of New Hampshire, and Everett L. and Patricia A. Foster, for Major Site Plan Approval to construct a 22,596 square foot retail building and a 4,950 square foot restaurant, including parking, landscaping, drainage, and lighting between Loudon Road and Old Loudon Road opposite the Steeplegate Mall. The approval includes the relocation of the Old Loudon Road intersection with Loudon Road from its current location opposite Branch Turnpike to the existing signalized intersection with D'Amante Drive. (2013-69)

Mr. Henninger informed the Committee that no new information has been received. This item was tabled.

3. Consideration to modifications to an existing building, parking lot and landscaping at 85 North State Street by NAMI New Hampshire (2014-05)

Steve Green and Tammy Murray, NAMI, were present to discuss the application. The application involves the demolition of an existing garage and the construction of a new two story addition on the garage foundation. Each floor will consist of a total of 582 square feet of gross floor area. The addition will be finished with wooden clapboards and wooden trim painted to match the existing building. The roof will be grey slate line roofing shingles and the new vinyl

windows will match the windows installed in the 2012 renovation. The parking lot will be restriped to provide the required number of off-street parking spaces for the existing building and the area of the addition. New and replacement landscape plantings are proposed on the west side of the parking lot adjacent to the existing two family residence. Except for the walkway for the new rear exit, no additional paving or other impervious surface is proposed.

Mr. Green pointed out the differences in the south elevation shown on sheet 6 and sheet 6.1. He indicated that NAMI had no strong preference for either design. Differences in drawing 6 and 6.1 were discussed. The Committee does not have a preference between the two but did suggest that the panels proposed in drawing 6.1 be eliminated. Discussion ensued about the vent proposed on the south side of the building. Ms. Hengen stated a rectangle vent would be more appropriate than the proposed semi-circular one. She believes it is trying to mimic the front vent and is not giving the historical presence intended. Ms. Hengen noted that she recommends replacing the semi-circular vent located at the rear of the building with one that is more simplified. The other committee members did not have a problem with the proposed vent. Mr. Doherty and Ms. Czysz noted that they preferred the design for the vent as submitted.

Mr. King made the motion to recommend Design Review approval to modifications to an existing building, parking lot and landscaping at 85 North State Street by NAMI New Hampshire as submitted using either plan 6 or 6.1 with the condition that if plan 6.1 is used the proposed panels underneath the first floor windows be eliminated. Mr. Cowan seconded the motion. The motion passed unanimously.

Ms. Hengen noted for the record that she recommends replacing the semi-circular vent located at the rear of the building with one that is more simplified. This was not voted on.

4. Application by Duprey Associates, LLC, on behalf of 2 Pillsbury Street LLC, requesting Major Site Plan Approval and Architectural Design Review Approval for the expansion of an existing parking lot at 46 Pillsbury Street; including drainage, lighting and landscaping improvements. (2014-03)

Mark McLeod from the Turner Group and Aaron Holt from Foxfire Management were present to discuss the application.

Mr. Doherty recused himself as his firm is representing the client.

The applicant has requested Major Site Plan Approval and Architectural Design Review approval for the construction of a parking lot containing 32 spaces, at 46 Pillsbury Street. The parking lot will provide overflow parking for the office buildings at 2 Pillsbury Street and 30 Pillsbury Street. There is an existing residence on the property. The building will be demolished and the site will be redeveloped into the parking lot with driveway access through the adjacent parking lot off of Dakin Street. The parking lot will be paved with porous asphalt pavement and the improvements also include lighting, a new fence and plantings along the western side lot line to screen the adjacent residential property. The site is located in the Neighborhood Residential District (RN) and the applicant has received several variances for the use and design of the parking lot.

Discussion regarding the fence and landscaping ensued. The Committee felt that the remaining neighbor may prefer trees over a fence. It was suggested that landscaping be placed first so the neighbor can see what that looks like and may decide against the fence. The committee agreed that the proposed landscape buffer is wider immediately adjacent to the front yard of the neighbor and that the neighbor may want to eliminate the fence at this location. Mr. McLeod indicated that they would reach out to the neighbor and discuss the fencing as suggested by the committee.

Mr. McLeod noted that the existing fence on the east side of the proposed parking lot would remain. The committee noted that the fence no longer serves a purpose and strongly recommend that it be removed from a safety standpoint.

Mr. King made the motion to recommend Design Review approval for the expansion of an existing parking lot at 46 Pillsbury Street as submitted with the recommendation that Duprey Associates, LLC continue to work with the neighbor in regard to the provision of a fence along the west property line and that the existing fence located on the east side of the new parking lot be removed. Mr. Cowan seconded the motion. The motion passed unanimously.

As there was no further business to come before the Committee, the meeting adjourned at 9:45 am.

Respectfully submitted,

Stephen Henninger
Acting City Planner