

**City of Concord, New Hampshire
Architectural Design Review Committee
February 12, 2013**

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on Tuesday, February 12, 2013, in the Second Floor Conference Room in City Hall, at 8:30 a.m.

Present at the meeting were members Jennifer Czysz, Frederick Richards, James Doherty and Claude Gentilhomme. Gloria McPherson and Steve Henninger of the City Planning Division were also present, as was Craig Walker, Zoning Administrator.

1. 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 January 16, 2013, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review.

Agenda Items

- **Application by the Ninety Nine Restaurant requesting Design Review Approval of three replacement affixed signs located at 60-66 D'Amante Drive, within the Gateway Performance (GWP) District.**

Mr. Henninger stated that the applicant was seeking approval for three affixed signs.

Don Reed, Design Staff at Barlo Signs, explained that they were transferring over to the new logo style and that the new signs were smaller overall and were more energy efficient using LEDs. He said they were keeping some neon for nostalgia.

Mr. Walker asked whether the sign letters had a translucent plastic covering so that letters looked solid and the individual pixelated lights could not be seen.

Mr. Reed confirmed that this was so.

Mr. Richards moved to recommend Architectural Design Review approval for the three affixed signs as submitted. Mr. Doherty seconded the motion. Motion carried unanimously.

- **Application by Lilise requesting Design Review Approval of a new affixed sign located at 113 Storrs Street, within the Central Business Performance (CBP) District.**

Mr. Henninger introduced the project and Greg Lessard was present on behalf of the applicant to answer any questions.

Mr. Doherty asked whether the sign was flat or if the ovals were raised.

Mr. Lessard replied that the ovals are raised approximately ¾ inch.

Mr. Richards moved to recommend Architectural Design Review approval for the sign as submitted by the applicant. Mr. Doherty seconded the motion. Motion carried unanimously.

- **Application by Havenwood Heritage Heights Retirement Community requesting Design Review Approval of changes to a building façade, a new covered entry and accessibility improvements, located at 149 East Side Drive, within the Medium Density Residential (RM) District.**

Ann Andrus of Cobb Hill Construction presented the proposed work on the Barrows Building. She explained that there were two existing covered overhangs to be reshingled to match the pacific blue shakes of the covered entries at Tad's Place. The main entry at the Barrows Building would also have a spoke pattern on the overhang to key the entry. There will be a new side entrance with the same covered overhang and new ADA accessible glass doors which would also match those at Tad's Place. Two windows on the building were proposed to be relocated for symmetry, and one removed in order to accommodate a new gas fireplace inside the great room. The existing open porch outside the great room will be screened in. The roof structure is already there, only screens will be added.

Mr. Richards asked if there were other entrances with the spoke pattern on the overhang and questioned the need for this detail if this entrance is very clearly the main entrance.

Ms. Andrus replied that there are a lot of covered gable entries on the building, so the client would like to make it clear which one is the main entrance.

Mr. Doherty commented that he appreciated that the applicant was pulling design features together for some consistency among different buildings.

Mr. Richards moved to recommend Architectural Design Review approval of the project as submitted by the applicant. Ms. Czysz seconded the motion. Motion carried unanimously.

- **Application by Cellco Partnership d/b/a Verizon Wireless, for property located at 150 North State Street, requesting a Conditional Use Permit with Design Review Approval, to Article 28-5-23(e), Telecommunication Equipment, of the Concord Zoning Ordinance, for the installation of 12 panel antennas on the existing Concord Fire Department tower. (2013-0007)**

A representative from Verizon was present to explain the application. He stated that the lattice tower had been there since 1999. It was constructed at that time by the Concord Fire Department for their use. Sprint/Nextel located on the tower in 2005 until 2012. The Fire Department is still on the tower.

Verizon will be taking the space vacated by Nextel, at the top of the tower. There will be 12 panel antennas, just like Nextel. Six of the antennas are larger than the Nextel antennas, but six are smaller. They will be using the same existing garage for equipment, but will be adding a generator between the garage and the Fire Department building.

Mr. Gentilhomme asked if they would be screening the generator.

The Verizon representative responded that it is located between two existing buildings so it would not be very visible. They do not have a proposal to screen the generator, but are not adverse to it.

The Committee generally agreed that the generator would not be seen because of its location.

Mr. Gentilhomme moved to recommend Architectural Design Review approval of the project as submitted. Mr. Richards seconded the motion. Motion carried unanimously.

- **Application by Concord-Merrimack County SPCA, for property located at 254 Clinton Street, requesting Site Plan Approval and Design Review Approval for the construction of a new SPCA animal shelter, with associated parking, stormwater management, lighting, landscaping, and site improvements. (2013-0009)**

Jonathan Halle from Warren Street Architects presented the application to the Committee. He explained that there was a previously approved plan that had expired and they wanted to use as much of the original design as possible, but scale back. The originally approved structure was 20,000 sq ft and the current proposal shows a 6,000 sq ft building with provisions for future expansion toward the back. The applicant plans to relocate the existing house on site for office or retail space.

Mr. Halle explained that the barn-style vernacular comes from the original design. There is a fence to screen the kennels connecting to the relocated house, and a memorial garden located between the fence and the parking.

Mr. Henninger noted that the site plan is over-parked, based on the parking requirements.

Mr. Halle stated that the client believes they need all the parking that is proposed based on programmatic requirements and special events.

Mr. Gentilhomme stated that he thought the building architecture and the site layout were fine, but because there was still more to work out for the landscaping and signage, he would like to table those items.

Mr. Richards moved to recommend Architectural Design Review Approval of the building and site layout as submitted by the applicant, and requested that the applicant bring revised landscape plans and signage plans to the March ADRC meeting. Mr. Doherty seconded the motion. Motion carried unanimously.

- **Other Business**

Mr. Walker updated the ADRC on a zoning enforcement issue with the previously approved Carlson's sign. He showed the Committee a photo he had taken that showed individual LED lights seen through clear changeable copy letters. He confirmed with the Committee that they had discussed and approved letters that would not show individual LEDs through. He explained that because this effect looked like an electronic message center, he revoked the sign permit.

As there was no further business to come before the Committee, Mr. Doherty made a motion to adjourn. Ms. Czysz seconded the motions. Motion passed unanimously and the meeting adjourned at 9:15 a.m.

Respectfully submitted,

Gloria McPherson
City Planner