

City of Concord, New Hampshire
Architectural Design Review Committee
September 12, 2017 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on September 12, 2017 in the 2nd floor conference room at 41 Green Street.

Present at the meeting were Co-Chairs Elizabeth Durfee-Hengen and Jay Doherty; Members Jennifer Czysz, Claude Gentilhomme, Ron King, Doug Shilo, and Margaret Thomas; Joseph Lebontee of the Code Administration Division; Heather Shank of the City Planning Division; and John Stoll Senior Planner, were also present.

Sign Applications:

- 1. Paul Humpreys of Noodles and Pearls, LLC, on behalf of 26 Pleasant Street LLC, requesting ADR approval to install a new internally illuminated projecting sign on existing brackets at 26 Pleasant Street in the Central Business Performance (CBP) District. *MBL: 35/5/10***

Richard Weisberg, the owner of the restaurant, was there to present the application. He noted that there is slight shading behind the letters that does not show up in the graphic. A concern was raised regarding the brightness of the intern illumination. Mr. Weisberg stated that if it seemed too bright to let him know, and he would be willing to address it. Several members commented that it might actually improve the pedestrian experience to provide some light in that location.

Motion: Mr. King motioned to approve as submitted.

Second: Mr. Gentilhomme

Vote: 7-0 in favor, motion passed unanimously

Building Permits in Performance Districts:

- 2. Mike Todd of Excel Construction Management, LLC, on behalf of Joseph Concord NH Trust 09, requesting ADR approval to modify an existing building façade to install two new window bays to match existing windows at 75-77 Fort Eddy Road in the Gateway Performance (GWP) District. *MBL: 641/Z/45***

Mike Todd of Excel Construction Management represented the application. Mr. Todd explained that the interior of the building is being split for a new tenant, and that there are no windows for the new tenant's portion. Installing the two new bays will provide windows to the new unit. The new windows will match the existing windows for the other store fronts.

Mr. Doherty questioned the location of the new bays relative to the brick masonry. Ms. Shank noted that there was not a consistent spatial relationship between the windows and brick work for any of the store fronts.

Motion: Mr. Gentilhomme motioned to approve as submitted

Second: Mr. King

Vote: 7-0 in favor, motion passed unanimously

Major Site Plans Requiring Design Review

3. **Hillside Design Group, LLC, on behalf of Dundee Investments, LLC, requesting ADR approval as part of a Major Site Plan application for construction of two retail buildings and a restaurant, and Conditional Use Permits for disturbance of wetland buffers and for the proposed dumpster location, at 285-287 Loudon Road in the in the Gateway Performance (GWP) District. MBL: 111E/1/2; 111E/1/3; 111E/1/8-11 (2017-31)**

Matthew Peterson and Mike D'Amante presented the application. Mr. Peterson explained that the application consisted of a 19,054 sf Aldi Grocery Store, a 4,365 sf one story restaurant with drive-thru, and a 6,250 sf one-story retail building. The proposed landscaping includes a significant buffer provided along Old Loudon Rd.

Drainage requires an alteration of terrain permit from the State. The infiltration system is located in front of Aldi at the Southeasterly corner. The system drains into a brook on the Eastern side of the lot.

Lighting includes islands for poles and wall packs around the proposed building.

The committee recommended that the applicant use aluminum composite material on the upper section of the building adjacent to the Aldi sign instead of the EIFS material or composite board proposed by the applicant. The committee also recommended that the same material used on the lower part of the building be extended up to the windows on the lower section adjacent to the front entrance.

The committee recommended additional signage in the parking lot to help guide customers in the correct direction with the proposed angled parking.

Motion: Mr. Gentilhomme moved to approve with the condition that the proposed EIFS material or composite board is replaced with aluminum composite material consistent with the material around the Aldi sign.

Second: Ms. Tomas

Vote: 7-0 in favor, motion passed unanimously.

4. **The Caleb Development Group, on behalf of the City of Concord, requesting Major Site Plan approval for construction of (2) three story multi-family buildings totaling 54 units; a Conditional Use Permit (CUP) to construct fewer parking spaces than are required; and Minor Subdivision approval for a 2-lot subdivision at 11-35 Canal Street, Penacook in the Opportunity Corridor Performance (OCP) and Central Business Performance (CBP) Districts. MBL 543/P 18 (2017-33)**

Dave Johnson, architect, Rob Bernadine, on behalf of The Caleb Group, and Matt Walsh, on behalf of the City, represented the application. Ms. Shank summarized that the application was for a Major Site Plan to construct a 54 unit multifamily complex, and a 2-lot subdivision.

City of Concord, New Hampshire
Architectural Design Review Committee
September 12, 2017 Minutes

The Committee discussed the proposed entrances to the buildings and expressed concern with the lack of an inviting pedestrian entrance or connection with the streetscape from Canal Street. Currently only one of the buildings has an entrance along Canal Street, though only residents would be able to enter through that location. The main entrances for both buildings where residents and visitors could enter are off the parking lot, in the back of the building. ADRC members noted that the reason for locating buildings along the street in an urban environment is to allow for a more walkable area where the street is actively engaged with the building.

Ms. Shank explained that the current proposal is somewhat of a hybrid of a more suburban layout and building type that were proposed early on in the design process. She noted that the applicant made several significant changes in their layout to better accommodate the vision for the site as laid out in the Penacook Vision Plan, including shifting the buildings from the rear of the site to the frontage along Canal Street to create a more urban appearance and relationship of the buildings to the street. She noted that they may not have fully articulated how to make a building work with essentially two front entrances.

Committee members asked why the buildings were set back so far, and why there was so much space set aside for stormwater. Matt Walsh explained that the area in front of the buildings along Canal Street is capped coal ash. If the area were to be disturbed it would require that the coal ash be removed from the site. He also explained that the site is shaped like a bowl, with higher elevations near the street. This requires that the water on the site sheet flows to the north of the parking lot into a treatment swale, which needs to provide significant filtration as required by DES. The stormwater then discharges into the Contoocook River.

Committee members offered some suggestions for making the site more walkable and engaged with the community, including adding a front entrance along Canal Street for the second building, creating more of a park-like atmosphere in front of the buildings, and providing a small plaza or paver area with seating between the buildings or in front of each building. They also gave some general recommendations including providing more green space within the parking lot, providing more than one window type, and possibly providing a drop off area near each building's back door for residents.

The applicants were asked to provide building materials samples to show proposed colors accurately when they return for the October meeting.

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

Adjournment

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

Respectfully submitted,
Heather Shank, City Planner