

City of Concord, New Hampshire  
Architectural Design Review Committee  
October 10, 2017 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on October 10, 2017 in the 2<sup>nd</sup> floor conference room at 41 Green Street.

Present at the meeting were Co-Chair Jay Doherty; Members Ron King, Doug Shilo, and Margaret Thomas; Craig Walker of the Code Administration Division; Heather Shank, Beth Fenstermacher, John Stoll, and Lisa Fellows-Weaver of the City Planning Division; were also present.

**Sign Applications:**

**1. Off Main Pizzeria, on behalf of State Pleasant Street, LLC, requesting ADR approval to install a new internally illuminated projecting sign on existing brackets and an awning sign at 26 Pleasant Street in the Central Business Performance (CBP) District. MBL: 35/5/10**

Glenn Shadlick of NEOPCO Signs was there to present the application. Mr. Shadlick explained that he could only address items relative to the sign as the awning is being done by another company. However, he explained that the intent of awning is for it to pitch downward, over the two windows and store front.

A discussion was held regarding the location of the proposed sign. Mr. Shadlick explained that they are considering another location further up Pleasant Street. The sign is proposed to be 3 feet tall and will be smaller than other neighboring signs. Concern was expressed that the area will appear busy with the awning; it was noted that there are no other awnings on the street. Mr. Walker stated that the signs are allowed but cannot exceed 17 sf. Additional comments were raised regarding the visibility of the signs background color due to the internal illumination. Members questioned whether the background could be switched to a darker color with the text in white. Mr. Shadlick noted that the owner would like to keep the colors somewhat generic as the logo is for T-shirts and boxes as well. Several members commented that the fonts on the awning and sign should tie together as well as the color scheme.

Lighting was discussed. Mr. Shadlick stated that the sign is proposed to be illuminated but will not be out of place with other signs on the street.

Motion: Mr. Doherty motioned to approve the sign as submitted, with the condition that the fonts and colors on the awning and sign should match.

Second: Ms. Tomas

Vote: 4-0 in favor, motion passed unanimously.

Motion: Mr. Shilo motioned to approve the awning with the condition that the awning color match the green of the lettering in the sign.

Second: Mr. King.

Vote: 4-0 in favor, motion passed unanimously.

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**2. Chappel Tractor, on behalf of Bradcore Holdings, LLC, requesting ADR approval to install a new internally lit freestanding sign in the Gateway Performance (GWP) District. MBL: 112/5/37**

Nobody appeared to represent this application. Mr. Walker explained that this is a new sign that would be approximately 20 ft. A brief discussion was held on the intentions of landscaping. Members commented that they did like the proposed design and lighting.

Motion: Mr. King made a motion to approve the application as submitted with the condition that either additional ground landscaping be added no more than 2 to 3 ft. high, or the existing landscaping be maintained.

Second: Mr. Doherty

Voted: 4-0 in favor, motion passed unanimously

**Major Site Plan Applications Requiring Design Review**

**3. The State of New Hampshire is requesting Design Review as part of a Major Site Plan submission, in accordance with RSA 674:54, for construction of a 1,700 sf building, parking, and related site improvements for the purpose of a new steam boiler building at 33 Green Street in the Civic Performance (CVP) District, and also installation of an underground distribution system for heat delivery to the State House, State Library, and State House Annex buildings. MBL: 44/3/25, 45/5/6, 45/4/1**

Rob Favali from Dubois & King, John Alden, Architect from Scott & Partners Architecture, and Beverly Kowalik represented the application. Mr. Favali explained the proposal is to add a single story, 1,700 sq. ft. building on the corner of Green St. and School St., which will provide steam to the State House, State Library, and State House Annex buildings. The interior will consist of a small control room, 2 boilers, and all necessary accessories for the operation of the plant. Piping will all be underground to the three sites, and be new as the existing is damaged and beyond repair. Depending on the weather the project will take 12-16 months.

Mr. Alden provided an overview of the improvements to the parking area, which will be utilized primarily by State employees. He explained that the exterior of the building will be similar to the character of the neighboring City buildings, using brick and granite. A brief discussion was held regarding the windows. At this time the type of windows had not been determined. Members suggested that there be some type of transparency so that the inside is visible. The lot will have new drainage, some lighting; landscaping and plantings will be low due to visibility for traffic. In addition, the existing buffered strip between the lot and dentist office will be maintained. A new walkway will be added. Steps were taken to minimize noise as much as possible.

Additional discussion was held regarding lighting. It was suggested that there should be some lighting either on the building or in and around some of the landscaped areas. Members commented regarding the false entrance of the building. Some found it odd and it should be relocated and

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reduced, where others felt the location was consistent with other area buildings and appreciated that it allowed space for an art component. Members also expressed appreciation at the effort taken to mirror the surrounding architecture.

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

David Johnson of Burnell Architects and Rob Bernardin from Caleb Development Group represented the application, Mr. Johnson provided an overview of the updated renderings as a follow up from the September 12<sup>th</sup> ADR meeting. He noted the entrance along the second building on Canal Street has been added as suggested, which they feel has created a more park like setting in the front. Benches have also been added. Members were in favor of the changes and felt that they addressed previous recommendations.

Mr. King expressed concern with the lack of a pedestrian walkway through the parking lot. He suggested a walkway be added in the landscape islands and crosswalks provided across the drive aisles in the form of painted markings or alternative surfaces (e.g. stamped paving). Mr. Walker suggested utilizing compact parking to provide additional space for a walkway in the landscape island. Ms. Shank noted that they are already requesting a CUP to provide fewer spaces and could lose another space to provide the walkway. Mr. King also felt that there should be a drop off or loading area for residents. Mr. Dougherty noted that drop off lanes are not common for apartment complexes of this size. Mr. King suggested that trees along the Canal Street frontage be grouped rather than located in a row, since they are somewhat set back from the sidewalk.

Mr. Johnson shared color samples of the siding. Members felt that the colors worked well.

Motion: Mr. Doherty made a motion to approve the application subject to the condition that a landscaped walkway is provided through the parking lot to the building entrances.

Second: Mr. Shilo

Vote: 4-0 in favor, motion passed unanimously

**5. 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 along with John Eckamn from ALDI.

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At the September ADRC meeting the committee recommended that the proposed EIFS material or composite board is replaced with aluminum composite material consistent with the material around the Aldi logo. This was approved as a condition by the Planning Board at the September 20 meeting.

Mr. Eckamn stated that Aldi would prefer to stay with the cement board option presented at the last meeting. He noted that they changed out the brick columns for a higher end model that utilizes cultured stone. In addition, he noted that there was a slight color change to the ALDI logo.

Members were ok with the cement board option but were not in favor of a section of brick that was proposed beneath the window. They recommended that this brick area be either replaced with additional cultured stone, or that the windows are extended lower to fill the space, similar to the treatment of the other facade. Mr. Eckamn stated that the interior layout prevented the windows from being extended, and that they preferred the brick to other options discussed due to the durability of the material.

Ms. Shank stated that if the applicant and ADR could not come to an agreement, the applicant would need to return to the Board for relief of the condition to comply with the ADR recommendation.

**Adjournment**

As there was no further business to come before the Committee, the meeting adjourned at 9:30 AM.

Respectfully submitted,  
Heather Shank, City Planner