

**City of Concord, New Hampshire
Architectural Design Review Committee
September 9, 2014**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, September 9, 2014 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Jay Doherty, Claude Gentilhomme and Fred Richards. Craig Walker (8:45am), Zoning Administrator and Nancy Larson and Patricia Murray of the City Planning Division were also 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 September 17, 2014, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review.

Due to the absence of a quorum, the following recommendations are non-binding.

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 the Single Tree Acquisition, LLC, on behalf of Granite State Pharmacy, requesting Architectural Design Review Approval for a new 22.25 sq. ft. non illuminated wall mounted sign at 5 Clinton Street (MBLU: 22/7/2), within the Neighborhood Commercial (CN) District.**

The applicant was not present. The Committee expressed confusion over the sign application and the actual sign being proposed. After some discussion it was decided that the photos of the proposed "Village Post Office" sign was the proposed sign.

Mr. Gentilhomme recommended Design Review approval for the application by Single Tree Acquisition, LLC, on behalf of Granite State Pharmacy, for a new 22.25 sq. ft. non illuminated wall mounted sign at 5 Clinton Street (MBLU: 22/7/2) as submitted with signage as shown in photos supplied with the application for the proposed "Village Post Office" sign. Mr. Richards seconded the recommendation. The recommendation passed unanimously.

- b. **Application by 31 South Main Acquisition, LLC, on behalf of Reliable Insurance Solutions, LLC, requesting Architectural Design Review Approval for one new 5.4 sq. ft. non-illuminated wall mounted sign at 9 Hills Ave (MBLU: 35/1/10), within the Central Business Performance (CBP) District.**

The applicant was not present. The Committee noted that the design is minimalist and the fasteners are hokey. Mr. Gentilhomme stated that Advantage Signs is the installer so he foresees no problems with the design or installation.

Mr. Richards recommended Design Review approval for the application by 31 South Main Acquisition, LLC, on behalf of Reliable Insurance Solutions, LLC, for one new 5.4 sq. ft. non-illuminated wall mounted sign at 9 Hills Ave (MBLU: 35/1/10) as submitted. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

- c. Application by Capital Plaza, LLC, on behalf of Emin Halilovic, requesting Architectural Design Review Approval for one new 10 sq. ft. non illuminated hanging sign on an existing bracket at 80 North Main Street (MBLU: 45/1/12), within the Central Business Performance (CBP) District.**

Glen Schadlick, NEOPCO Signs, was present. He stated the sign is new and there is a future plan to enhance the existing awning by adding subheadings to it. That would be a separate application when it is finalized.

Mr. Richards recommended Design Review approval for the application by Capital Plaza, LLC, on behalf of Emin Halilovic, for one new 10 sq. ft. non illuminated hanging sign on an existing bracket at 80 North Main Street (MBLU: 45/1/12), as submitted. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

- d. Application by Bindery Redevelopment, LLC, on behalf of Bittware, requesting Architectural Design Review Approval for one new 5.25 sq. ft. non illuminated wall mounted sign at 45 South Main Street (MBLU: 34/4/5), within the Central Business Performance (CBP) District.**

Mr. Aaron Holt, Foxfire Management, was present. He stated the sign will be wall mounted on the north side of the building at the bottom of the stairwell. This is the employee entrance as most customers enter through the main entrance at the front of the building. He stated the company wanted to identify this entrance door.

Mr. Gentilhomme recommended Design Review approval for the application by Bindery Redevelopment, LLC, on behalf of Bittware, for one new 5.25 sq. ft. non illuminated wall mounted sign at 45 South Main Street (MBLU: 34/4/5), as submitted. Mr. Doherty seconded the recommendation. The recommendation 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 Architectural Design Review approval of the landscape plan and site plan, the elevations of the restaurant building (if available), and any tenant signage. The site plan 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 was conditionally approved by the Planning Board on February 19, 2014. The simultaneous Architectural Design Review approval of the application did not include the landscape plan and site plan, the elevations of the restaurant building, nor any tenant signage. The parcels are located in the GWP (Gateway Performance) District. Map/Block/Lot: 111C-2-1, 111E-1, Lots 12, 14, 15, 17, & 18 (2013-0069)**

Mr. Matt Peterson, Hillside Design, and Mike D'Amante were present. Mr. Peterson presented to the Committee. He stated the project received ADRC approval for the building in February but the landscape design was still in process of being finalized because of sight distance concerns on Old Loudon Road brought up by the Engineering staff. Mr. Peterson stated it has taken 6 months to finalize some easements associated with the Steeplegate Mall across the street. He stated the revised landscaping plan has not changed much but it addresses Planning Staff concerns brought up in April which includes additional trees and screenings, a buffer on the dead end road, and modifications to the building and landscaping to ensure sight distances. Mr. Peterson stated there are 70 proposed new trees on the site, and 15 new trees

in the buffer. Ms. Larson inquired if the retail, multi-tenant building was approved by ADRC. Mr. Peterson affirmed and indicated they would still need to get approval for signage for the entire site and for the restaurant elevation.

Mr. Gentilhomme recommended Design Review approval for the 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 of the revised landscape plan as submitted. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

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

The committee was advised that Ms. Becky Hebert resigned from her position of Senior Planner effective September 12. She has accepted an offer with the Town of Bedford.

As there was no further business to come before the Committee, the meeting adjourned at 8:52 am.

Respectfully submitted,

Nancy Larson
City Planner