

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
May 26, 2011

In attendance: Chairman Commissioner Arthur Rugg, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey (7:10), Martin Srugis, Alternate Commissioners Jim Butler (7:15), Pauline Caron, Janet Cichocki and Town Planner Tim Thompson

Absent: Vice-Chairman Commissioner Jim Schwalbe and Councilor Sean O'Keefe.

Chairman Rugg called the meeting to order at 7:01 PM in the Sunnycrest Meeting Room of the Town Hall.

Chairman Rugg appointed Alternate Caron to vote for Commissioner Joudrey and Alternate Cichocki to vote for Commissioner Schwalbe.

Commissioner Srugis moved and Alternate Commissioner Cichocki seconded a motion to accept the minutes of the meeting of March 24, 2011. The motion passed 5-0-1. Caron abstained, as she was not present at the meeting.

A presentation was made by Frank Monteiro of MHF Design Consultants, Salem, NH, and Nicolai Calabro, Architect, Hollis, NH. The applicants are proposing a service station with store at 124 & 126 Rockingham Road (map 16, lots 72 & 74) which is at the corner of Rockingham and Liberty Drive. They proposed 5 double side fueling islands under a canopy roof. Behind the gasoline pump area would be a 3,700 square foot retail store for convenience items and a doughnut shop area with a drive through window feature. The store and gasoline canopy feature peaked rooflines, gray toned clapboards, white trim and a charcoal colored architectural shingled roof. There is a glazed cupola atop the main section of the store structure. There are large windows on the front and drive through areas.

Commissioner Srugis liked the design and plan.

Alternate Commissioner Caron asked about the plantings at the end of the driveway after the drive through window. There were assurances that there were trees at this location and that people exiting and stopping at this point would be able to see other traffic in the store lot.

Commissioner Bianchi asked about there being a light in the cupola and for lighting for the signage. The answer was affirmative for the cupola. Some store signage would be externally illuminated for the store and internally illuminated for the "Irving" logo signs.

Commissioner Joudrey and Colglazier were concerned about the internal illumination of the "Irving" signs. Colglazier noted that the white portion of the sign could be more or less opaque and the red and blue letters could be somewhat translucent for the night-time mode. The applicants said that they believe that "Irving" does not accept that type of alternative and that they want the logo to be a bright white illuminated background with the colored letters.

Alternate Commissioner Butler asked about the number of parking spaces. He was told 36, which is more than the code requires. Butler also asked about having some more divisions in the glass areas. He was told that they could provide some smaller divided lights in the top sections of the large window sections to give it a more historic feel.

Alternate Commissioner Butler asked about the lighting under the gas pump canopy area. He was told that it would conform to code. Planner Thompson said that they also required an additional lower lip around the edge of the canopy's exterior edge to further help reduce stray light.

The applicants had two sign proposals – one with a brick style base and the other with a clapboard base. The clapboard base matched the structure's style, color and finish. The Commissioners and Alternate Commissioners chose the clapboards style base.

The applicants were told that it would be good to have light colored or white letters on the sign as opposed to dark letters with a white, internally illuminated background for the fuel cost numerals.

The Commission approved of the plan for recommendation to the planning board.

A presentation was made by Frank Monteiro of MHF Design Consultants, Salem, NH, and Adam Gilmont, McDonalds Corporation. The presenters were making a proposal of a design consideration for a 3,300 square foot McDonalds restaurant on Route 28 at Vista Ridge Drive (map 15, lot 60-2). This is a small restaurant for the McDonalds Corporation's gamut of sizes. The presenter's had site plans for the placement on the lot with entrances from the roads on route 28 and Vista Ridge. They also provided a sheet of elevation drawings for conceptual consideration by the Commission before they made a formal application at a later date. The structure in the drawings is a rather plain rectangular mass with a flat roof, brick colored siding, a white front, yellow awnings, and several large yellow, shallow arcs as the manifestation of their new corporate symbol.

Alternate Commissioner Butler was not in favor of their plan. He provided some documentation to show that McDonalds had made a proposal to the authorities in Monroe, Connecticut for a structure that was considered institutional. After rejecting the plan, McDonalds provided a revised plan that was more colonial in style and it was approved by the Monroe Authorities.

Butler noted that the brick color was appropriate for this location. He asked for some type of a peaked roof appearance to fit in with the local built environment.

Commissioner Joudrey provided a small sketch added to the presenter's elevation drawing to give some idea of what a peaked roof would look like on the proposed building. Joudrey also suggested that the yellow arc should be placed below the roofline apex so as to avoid the look of a yellow handle on top of the building.

Alternate Commissioner Caron liked the brick support and surround for the proposed sign. Also she liked the idea of a more colonial look.

Alternate Commissioner Cichocki had some documentation from a McDonalds Internet site showing that the look that was desired had been done other places. She also liked the brick sign.

Commissioner Srugis said that he wanted to have a peaked roof style to fit in with the local built environment. He noted that the adjacent development had modified their plan to provide the peaked element in their design. He felt that this set a precedent that needed to be followed for this area.

The other Commissioners spoke in favor of having a modified roofline and retaining a red brick colored siding.

Adam Gilmont noted that the peaked roof line for this small structure would take some work to accomplish since the air handlers on the roof need to be in certain locations and have certain relationships by code.

Frank Monteiro and Adam Gilmont took many notes and engaged the Commission in minor discussions about the proposed plans and the desires of the Commission.

A presentation was made by Jack Szemplinski of Benchmark Engineering, Londonderry, NH. He provided a sign proposal for the Angus Group for map 16, lot 85, on Rockingham Road. After a few minor questions, the Commission approved of the proposed sign with exterior, downcast illumination.

Mr. Szemplinski made another presentation for stonewall changes on map 3, lot 138-1. He provided some photographs of a sparsely populated stonewall along the road. There are clumps of stones, but no real, continuous, aboveground arrangement. The owners are asking to have a driveway put through the stonewall. The Commissioners agreed to recommend that the stones be moved aside and placed along the edges of the driveway as far as they can extend away from the street.

Chairman Rugg said that he was seeking scout help for the maintenance and upgrading of the historic properties inventory.

Commissioner Colglazier said that he had been working on the legislation and hoped to have a draft of the plan ready within a month.

Chairman Rugg gave the papers for the local certified government to Planner Thompson to update with the New Hampshire Department of Historic Resources.

Chairman Rugg congratulated Planner Thompson for being awarded Planner of the Year by the New Hampshire Planners Association.

Chairman Rugg said that he would be away for the July and September Commission meetings. He has asked the Vice-Chair Schwalbe to take over for him, but has not heard back from him yet.

Commissioners Joudrey moved and Bianchi seconded a motion to adjourn. The motion passed 6-0-0 at 8:45 PM.

David Lee Colglazier
Secretary