

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
September 24, 2015

In attendance: Chairman Commissioner Arthur Rugg, Vice-Chairman Commissioner Pauline Caron, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Martin Srugis; Alternate Commissioners Janet Cichocki, Roger Fillio and Noreen Villalona; GIS Manager/Planner John Vogl; Town Council Ex-officio Jim Butler (7:04); and citizen Kent Allen.

Absent: None.

Chairman Arthur Rugg called the meeting to order at 7:00 PM in the Sunnycrest meeting room of the Town Hall.

Commissioners Caron moved and Srugis seconded a motion to approve the minutes for the July 23rd meeting. The motion carried: 4-0-2. Commissioners Rugg and Joudrey abstained because they were not at the May meeting.

Earl Blatchford, Engineer, Hayner/Swanson, Inc., Nashua, NH made a presentation for a proposed building at 6 Mohawk Drive. The Project is owned by Rivier View, LLC. The owner wants to erect an up-scale wine bistro on the property adjacent to his other property at 8 Mohawk Drive, which is a small retail sales/office building. The bistro business name is to be "Cabonnay". The structure will be a tall two-story configuration with a pitched roof. It is 40 ft. by 70 ft. There will be a portico on the front between two granite faced, semicircular towers with a half cone shaped, copper clad roofs on each. The portico will be white with a railing atop its flat roof and have double entry doors. There are windows over the portico. There is a very short elevated, square roof section above the roofline over the front entrance. The siding color as presented, but not confirmed, is a muted, pastel shade of yellow. The siding is to be a cementitious fiber reinforced plank for a clapboard look. There are shuttered windows on two sides that face the street. The other two sides have windows without shutters and have frosted lights per an agreement with abutters. The shutters are brown. There is a set of wide doors on the side of the first floor that leads to a patio. There is a small copper roof section over these doors. The shuttered windows are Palladian style and the shutters are shaped to match.

The establishment will seat sixty people and have a small kitchen for limited food to accompany the wine offering.

There is limited exterior lighting, which consists of ornamental fixtures of 12 foot, fluted poles. There is limited lighting on the building, save for carriage style fixtures at the entrance doors.

The owner was able to get a variance to have a somewhat smaller landscape setback space because of the size and shape of the parcel. There is a shared parking lot with the retail/office building next door.

There is to be an illuminated, granite monument sign with the term "Cabonnay" on it with red and white characters. There is the same term in a sign over the front door, but it is not illuminated.

Alternate Commissioner Filio asked about the openings on the sides of the small-elevated roof section. Mr. Blatchford said that they were ventilation louvers.

Commissioner Srugis asked about the master plan for having buildings closer to the road. He said that this structure is further back with parking out front. Mr. Blatchford said that this parcel does not allow for that type of configuration because it is small and on a corner. There are wetlands and a storm water basin that make it difficult to use the parcel.

Vice-Chairman Caron asked about the siding colors. Mr. Blatchford said that the siding was yellow with brown shutters. He said that they were still working on the yellow selection. They planned to do some mockups to choose the color in the field.

Commissioner Joudrey asked about the sign. Mr. Blatchford said that the sign design was finished and would have a single landscape light to shine up on the sign face.

Commissioner Bianchi asked about the exterior lighting. Mr. Blatchford described the lighting mentioned above. Mr. Bianchi asked about handicapped access to the second floor. Blatchford said that there would be an elevator.

Alternate Commissioner Villalona said that she was happy with the building and liked the smaller granite stone block size.

Commissioner Colglazier asked about the windows being opaque. Mr. Blatchford said that there would be some light passing through, but one could not see images. They will be a frosted type glass.

Mr. Colglazier asked about the lighting for the sign. Mr. Vogl said that the specifications for the lighting would be brought forth at the next meeting where we review the signage in more detail.

Commissioner Cichocki asked about another sign being at a different location. Mr. Blatchford said that there were no off-site signs.

Councilor Butler asked about the stone siding. Mr. Blatchford said that the stone would be flat cut granite with random sizes.

Mr. Butler asked about lighting on the outside. Mr. Blatchford said that there was minimal outdoor lighting with none facing the abutters.

The Commission agreed that this project, as presented would be recommended to the Planning Board.

Chairman Rugg said that sign drawings and other drawings associated with the project should be sent to John Vogl for distribution to the Commission.

A presentation was made by Gordon Welch, owner, RCA Development, Manchester, NH. He provided a packet of drawings for the signage at the self-storage facility at the corner of Smith Lane and Mammoth Road. The business name will be Uncle Bob's Self Storage, a firm that will operate this facility. There will be two identical building signs and one ground level monument sign near the site entrance on Smith Lane. The signs have an opaque blue background and translucent white letters and a translucent yellow square with smaller white squares on two adjoining sides. The building signs have a horizontal rectangular layout. The monument sign is roughly square sitting on a low stone base.

The Commission had previously recommended the project, sans signage, to the Planning Board.

Alternate Commissioner Cichocki asked about the monument sign and the local terrain. Mr. Welch described the landscape and fencing plan.

Commissioner Colglazier asked if his interpretation of the sign drawings was correct. The signs are as described above. Also, it was noted that the monument sign is double sided.

Vice-Chair Caron said that she did not like the yellow. Mr. Welch said that it was part of the corporate color scheme.

The Commission agreed to recommend the plans as presented to the Planning Board.

A presentation was made by Jeffrey Kevan, Principal, TFMoran, Bedford, NH; James Lamp, Principal, J & Co. Engineering, Tewksbury, MA; Eric Brown, AIA, Principal/Partner, Prellwitz Chilinski Associates, Cambridge, MA; and Ari B. Pollack, President, Gallagher, Calahan & Gartrell, Concord, NH. The project is the Market Basket Mall Extension.

Mr. Kevan explained that the project included tearing down the large structure that now houses the old Market Basket, NH Liquor Store and Annie's Card store and the adjacent Baldoria store. Those active stores would be moved to an additional space that is adjacent to the Market Basket. They will also add 42,000 square feet of new space to the north end of that building. The addition will include three new vendors: Olympic Sports, Home Goods and TJ Maxx. There will be a variety of facades for each of these stores. There is a wide walkway in front of the stores.

The street, Garden Lane, that extends up from route 102 will be widened as it passes further north into the Woodmont Commons area. They plan to have a large, but divided parking area for the stores with wide tree lined walkways through the lot to the stores.

Future plans call for four more small venues along the access road when tenants can be found. These units would face the parking lot and the access road.

Eric Brown said that the new spaces will be divided so that each tenant will have its own character as opposed to a single front surface with signs for each store.

Councilor Butler asked about the materials for the storefronts. Mr. Brown said that they were using real brick, and other materials. He said that the owner wants to spend the money for quality materials that will last.

Alternate Commissioner Cichocki asked about the four buildings that are in the future plans. Mr. Brown and Mr. Lamp said that these units would be built to suit future tenants, as those people will want the building to fit their brand image. Mr. Brown did say that those buildings would have to have 4 good sides, since they will be viewed from the street and the parking area.

Alternate Commissioner Villalona said that she liked the look of having the different facades. It will make it easier to find the stores when they have their own look.

Commissioner Bianchi asked about having a division between the TJ Maxx and the Home Goods. Mr. Brown said that they have some elements on other stores where there are entrances or purposeful details. They do not put up some elements that are not useful.

Mr. Brown or Mr. Lamp said that the view that is on the drawings will not be seen because when the buildings are actually done one will not be able to have that large a view.

Mr. Bianchi asked about the colors on the drawings. Mr. Brown said that the colors are close, but that the actual colors will be chosen in the field.

Commissioner Joudrey liked it.

Vice-Chair Caron had no questions.

Commissioner Srugis asked about the traffic. Mr. Pollack said that they were looking at the situation with regards to the present traffic and the future traffic.

Mr. Srugis likes the look of the plans for these stores.

Alternate Commissioner Filio asked about the sizes of the trees. He was told that they use a slightly larger tree at the beginning to make it look better at the opening of the project.

Mr. Filio asked if the trees were evergreen. Mr. Lamp said that they did not use evergreens because they will end up dripping sap unto the customers and their cars.

Vice-Chair Caron asked if there were any purple lilacs in the plans. Mr. Brown said that this was a conceptual presentation, but there would be a more specific landscape plan that would include purple lilacs.

The Commission recommended the plans as presented to the Planning Board. The applicants will be back in November to present more specific plans for landscape and signs. Other specific elements may also be included at the next meeting.

A presentation was made by Brian Pratt, Project Manager, CLD Engineers, Manchester, NH; Randy Knowles, ASLA, Knowles Design, Manchester, NH; Alex Vailas, Agnost Investments, Manchester, NH; and Denis Maltais, Senior Account Executive, Barlo Signs, Hudson, NH. The applicants want to establish a manufacturing plant at 57 Rear, Pettengill Road, Londonderry, NH. A pack of 15 sheets was distributed to the Commission.

Brian Pratt said that they want to develop a manufacturing plant for an undisclosed company that would initially be about 204,000 square feet. They anticipate that an additional 100,000 square feet will ensue at an unknown time.

Brian Knowles went through the placement of plant materials around the building and associated property. A specific schedule of plant materials was included on sheet LS2. It included 16 purple lilacs. The trees and bushes are spread around the property with some grouping to hide the loading dock area from the entrance drive.

Alex Vailas described a number of schemes for the low two-story building. The plans used a combination of deep and small ribbed insulated metal panels on the façade and sides for the outside cladding. One scenario, called Scheme 2 in the illustrations, uses white and silver panels for the front with the silver panels being above the horizontal white swaths. Another plan, Scheme 4, uses darker horizontal panels above the first floor and second floor levels with some vertical red accents at the corners and around the entrance door. Both plans used sunshades over the windows.

Denis Maltais of Barlo Signs described the signs that are planned. He said that the name of the company is undisclosed, but that the signs would contain the real letters in the same format. The signs contain the same blue letters on a light colored background. A pedestal sign, monuments sign and two surface mounted signs have letters with translucent blue surfaces and a smaller blue colored light source to create a reflected halo off of the backing material. The monument sign has a large stone base with the sign letters on a small area above the stone. There are two smaller, un-illuminated directional signs on the street at Pettengil Road.

Alternate Commissioner Filio asked about snow storage. The areas on sheet SL1 were outlined as the planned snow storage areas.

Commissioner Srugis said that he liked Scheme 4 because it broke up the size of the structure.

Vice-Chairman Caron said that she liked Scheme 4 for the same reason as well.

Commissioners Joudrey and Bianchi liked Scheme 4. Mr. Bianchi liked the entrance from Scheme 2. He was told that they were considering the same plan for using that entranceway.

Commissioner Bianchi asked about the lighting. He was told that it was all LED down lighting.

Alternate Commissioner Villalona liked Scheme 4.

Commissioner Colglazier clarified some of the details of the signs.

Alternate Commissioner Cichocki liked Scheme 4, but without the red.

Councilor Butler liked the plans.

Chairman Rugg liked Scheme 4, with some parts from 2.

The Commission liked the plans as presented in this conceptual meeting presentation.

A presentation was made by Jason Lopez, Project Engineer, Keach-Nordstrom Associates, Bedford, NH; Mark Moore, Owner, Mark's Truck & Discount Sales, 214 Rockingham Road, Londonderry, NH and Jeff Isabella, Mark's Truck & Discount Sales, Londonderry, NH.

Mr. Lopez handed out some sets of drawings and some photographs of the landscape and a refaced sign design. He said that they have an existing used vehicle sales business on the lot. There is an old house with a working garage at the rear of it. There are a number of parking and sales display slots. They would like to add more spaces. At the rear of the property they want to add steel framed and sheathed building with about 3,000 square feet of floor area.

The lot will have seven new trees added, so long as they get a variance from the fourteen needed by code. On the east side they will remove a light pole at the front and have the area as conservation easement land. At the rear they will need to add a retention pond. Some new plantings will be put in front of the house.

They want to reface an existing sign with one that will have a dark background with light letters from internal illumination.

Councilor Butler liked the new sign. He asked about the new building being for repair work. Mr. Moore said that the structure would be for storage of vehicles and parts. He said that they have some

problems with theft of parts and materials. More valuable vehicles would be stored inside the structure.

Commissioner Colglazier asked about the length of the stonewall that was being removed. Mr. Lopez said that 100 feet was going to be removed for the retention pond. Councilor Butler suggested that some of the stone could be used at the front of the house to aid with landscaping. Colglazier suggested that the wall could be carried out longer than shown on the drawing despite the grade changes. Colglazier said that the point was that the Commission would like to see the wall utilized some place rather than have it buried as fill. Mr. Lopez said that they would work on that because he knew that the subject would be broached at this meeting.

Commissioner Bianchi was concerned about not using the stonewall materials. Mr. Lopez said that they would try to use the stone materials for a shorter wall and some around the front of the house.

Alternate Commissioner Filio also was concerned about the stonewalls. Mr. Lopez reiterated that they would certainly try to use the stone materials.

The Commission approved of the plans as presented and would recommend the plan to the Planning Board.

Kent Allen provided some information about benches that might be considered for use in the Town Forest. There are a couple of options for benches that could be purchased or donated for the Town Forest.

Kent Allen reported that he had asked the Conservation Commission for permission to clear a couple of paths in the Town Forest. The Conservation Commission denied his request.

The Heritage Commissioners discussed the situation. It was decided that there should be a warrant article presented to the voters to establish who should be in charge of the Town Forest. The Commission noted that there were two Master Plans that said that the Town Forest should be used by the public. Commissioner Filio said that he sees a lot of people using the picnic benches in the newly cleared area in the corner near the Morrison House.

It was mentioned that the Town Council is looking for members for the Tri-Centennial Committee. Two should come from the Heritage Commission.

Chairman Rugg said that several people were due for their Commission renewals. He said that Cichocki, Joudrey and Srugis had terms expiring. He said that they should be in touch with Ms. Kirby Wade to request re-appointment. Alternate Commissioner Cichocki said that she was just re-appointed this year. There was some discussion about the terms being correct. Those terms will be investigated.

Vice-Chair Commissioner Caron said that the lights at the North Fire Station are very bright at night when one drives by. Councilor Butler said that he would apprise other Councilors of the situation.

Commissioner Colglazier said that he had been to Senator Carson's office several times with regards to the proposed legislation. He said that he has talked with the staff person several times about the issue. The secretary said the bill was in a folder with a couple of other bills that the Senator was considering. Colglazier said that he would be in touch with them again since the deadline is coming up in mid-October.

Vice-Chair Commissioner Caron said that a variance was given for the electronic numbers for a sign at the new Global station. Chairman Rugg said that the Planning Board needs to revisit the electronic sign issues by revising the regulations.

Commissioner Colglazier moved and Vice-Chair Caron seconded a motion to adjourn. The motion passed 7-0-0 at 10:15 PM

David Lee Colglazier,
Secretary