

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
July 22, 2010

In attendance: Chairman Commissioner Arthur Rugg, Commissioners Tom Bianchi, David Colglazier, John Dahlfred, Sue Joudrey, Alternate Commissioner Martin Srugis and Alternate Designee Janet Cichocki.

Absent: Vice-Chairman Jim Schwalbe, Councilor Sean O'Keefe and Town Planner Tim Thompson.

Chairman Rugg called the meeting to order at 7:00 PM in the Sunnycrest Meeting Room of the Town Hall. He appointed Alternate Commissioner Martin Srugis to vote for Jim Schwalbe.

Commissioners Joudrey moved and Dahlfred seconded a motion to accept the minutes of the meeting of May 27, 2010. The motion passed 6-0-0.

A presentation was made by Chris Rice (T. F. Moran, Bedford, NH), Adam Gilmont, (McDonalds Corporation) and Emil Haddad, Amin Haddad and Dan Inglis (McDonalds, Londonderry, NH) for a renovation project for the McDonalds restaurant on Nashua Road. Previously a presentation was made for dual drive in order taking stations that was approved by the Commission. At the same time the Commission rejected the presented plans for building design alterations and asked the applicants to come back with different plans.

Mr. Rice provided elevation drawings for a new plan for the building. The building is to have a stone faced front with windows and a striped awning, gray clapboard siding throughout, a stone faced entry block on the side and white trim elements on the corners and at the flat roof cornice. There are to be some flat roof panels to protect the service windows and gooseneck light fixtures for exterior lighting.

Alternate Commissioner Srugis asked about the window and door locations. Mr. Rice answered that the windows and doors are in the same locations as they are on the building now.

Commissioner Colglazier asked about the front of the building with regards to the roof at the front. Mr. Rice said that they had not worked out the details yet, but the present roof would be extended to the heightened front wall.

When asked about lighting it was indicated that the McDonalds sign was internally illuminated at the front. The long arch is to be illuminated from below, but the applicant was reminded that the regulations required down lighting. Mr. Rice said that the awnings were also illuminated from a bar at their front edge.

Colglazier asked about the clapboards. Mr. Rice said that they would be duplicated in wood, but they might duplicate them in a synthetic board if they could. Also, they might replace all the clapboards with synthetic boards. The color is to be kept the same as it is.

Commissioner Joudrey asked about the long, yellow logo bar on the front of the structure and the roofline. She wondered about having a small sloping roof behind the sign and at the ends to eliminate the boxy look. Mr. Gilmont said that the Corporate office wants to keep the flat front appearance and that they did get Corporate to let them lower the logo bar. To improve its appearance Gilmont agreed that they could just shorten the bar at the left side to coincide with the edge of the building at that location.

Joudrey wondered about the landscaping. Emil Haddad said that they would keep the present landscaping plan and follow the same type of theme for future changes. He said that he has his own well for watering the landscaping.

Commissioner Bianchi asked about the window arrangement on the drive-thru elevation. He was told that the second window was for payment and the third window was for food delivery. Mr. Gilmont said that the other window was at time when they had a different service plan. He also said after a question from Bianchi about the other doors that they did not do that anymore either. Those doors are for the electric service access. So, if a circuit breaker needs to be reset, they have to stop the drive-thru lane to open the doors. Bianchi liked the rest of the plan.

Commissioner Dahlfred said that he liked the plan with the stone, clapboards and the gooseneck fixtures. He thought that it kept some New England flavor. He was in favor of the plan.

Alternate Designee Janet Cichocki said that she liked the plan.

Mr. Emil Haddad said that he wanted to thank Adam Gilmont for his hard work to get the Corporate office to allow the changes. This McDonalds is the only one of its type and was done solely for Londonderry.

Chairman Rugg thanked Mr. Gilmont and Mr. Haddad for their work to retain some New England flavor for this building. He said that the Commission's recommendation would be passed to the Planning Board.

Commissioners Colglazier and Dahlfred described their meeting earlier that day with the Director of the New Hampshire Preservation Alliance, Jennifer Goodman. She made several suggestions with regards to developing legislation that would allow some tax relief for the owners of old homes. Some suggestions were to try to associate the legislation with some popular themes such as the green movement, urban development or energy conservation. We finally agreed that we might associate the legislation with the state historic register of historic places. Applicants would pay for an assessment of their structure and the register application along with some other criteria could be judged by local officials based upon the professionally done application and report. Commissioner Dahlfred distributed some printed materials given to us by Mrs. Goodman and added his own additional comments of concurrence.

Chairman Rugg said that the Town Manager, David Caron, had given him information about seeking proposals and bids for the repair and maintenance of the bandstand on the Town Common.

Chairman Rugg said that the work on the Town Forest was going to take place after Old Home Day and would probably be done when the ground is frozen.

Commissioners Colglazier and Dahlfred noted that the Orchard Christian Church group was starting to make plans to put a church on their property that is behind and east of the Historical Society plot on Pillsbury Road. This is adjacent to the property that is under purview of the Heritage Commission.

Commissioner Joudrey was concerned about the work to the porch on the Robie house that was mentioned at the last Heritage Committee meeting. Chairman Rugg noted that the extent of the maintenance work was not ascertained when he was approached about it, but that it can frequently be extensive once things get taken apart. He thanked Joudrey for keeping an eye on this project.

Alternate Commissioner Srugis asked about the “Londonderry look” since we had this issue with McDonalds. He did not find any real statement about the “Londonderry look” in some planning documents. Chairman Rugg said that it was that of the colonial appearance with clapboards and peaked roofs. The Commission had a brief discussion about the architectural history of the town as manifested in several recent structures within the last 15 years and how they were built with and without design regulations being in place.

Commissioners Colglazier moved and Dahlfred seconded a motion to adjourn. Motion approved 6-0-0 at 8:13 PM.

David Lee Colglazier
Secretary