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Heritage Commission Special Meeting Minutes
Londonderry, New Hampshire
February 24, 2011

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In attendance: Chairman Commissioner Arthur Rugg, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Martin Srugis, Alternate Commissioners Jim Butler, Pauline Caron, and Janet Cichocki.

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

Chairman Rugg called the meeting to order at 7:04 PM in the Sunnycrest Meeting Room of the Town Hall.

Chairman Rugg appointed Alternate Commissioner Caron to vote for Vice-Chairman Commissioner Jim Schwalbe.

Alternate Commissioner Caron moved and Commissioner Joudrey seconded a motion to accept the minutes of the meeting of January 27, 2011. The motion passed 6-0-0.

Michael DiGuiseppe, managing partner, of Coastal Partners, Beverly Farms, MA, made a presentation. The proposal is for a small shopping center near I-93 exit 5, on map 15, lot 51. DiGuiseppe met with the Commission in January and was returning with reconfigured plans.

The fronts and side of the three junior anchor stores have been changed and the color altered. There are arched entrances and the siding is more of a brick color than before. The retail shops that are adjacent have bronze glass windows and the awnings have been changed to a green color. Again the colors of the siding have been brought to more of a brick color, which is in the cement masonry units.

A plan for a freestanding sign was presented. It matches to a certain extent the retail color and materials. There are light colored letters on a dark background.

Commissioner Srugis liked the darker colors of the large retail block.

Commissioner Caron asked about the separate bank structure. DiGuiseppe said that it was not designed yet. Caron asked about the sizes. It was noted that the 3 junior anchors were 20,000 sq. ft. and the retail stores were a total of 50,000 sq. ft.

Commissioner Bianchi proposed the idea that exit 5 might be the only contact people might have with Londonderry, therefore, why could not this store complex have more of a Londonderry look and feel? DiGuiseppe said that cost for such a look would be prohibitive and that the tenants go for a more modern look for their retail spaces. DiGuiseppe said that at this location he couldn't obtain the high retail rent that he can at a different exit from the interstate, which limits his ability to erect a more expensive structure.

Alternate Commissioner Butler asked about the use of different masonry materials like Quik-Brik. DiGuiseppe said that he does not like that product. He said that this not a colonial style development.

Commissioner Joudrey said that she still would like to have some type of a peak over the entrances. DiGuiseppe said that he could not go along with this suggestion. He has already made a different type of entrance façade for the junior anchors that looks good and goes along with the other adjacent structure.

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Commissioner Colglazier suggested that since the separate bank building has not been designed yet, that it could incorporate some of the suggestions made by the Commission. Since it is out front it could showcase some of the desired design elements sought by the Commission. Otherwise he liked that changes that had been made to the first plans proposed in January.

The various Commissioners and Mr. DiGuiseppe continued to discuss their differences in what was presented and what they would like for its appearance. DiGuiseppe did agree to present some type of a small tower in the corner of the retail shops where the two building lengths meet. DiGuiseppe did accept the idea of having a slight peak in the cornice details over the three entrances. This seemed to help the Commission and Mr. DiGuiseppe come to a good compromise. DiGuiseppe could keep the modern straight lines and the Commission could have some minor peaks to break up the long, straight horizontal roof trim elements.

Mr. DiGuiseppe said that his firm would be back for the March meeting with the changes and probably a landscape plan.

Katie Weiss, Bedford Design Consultants, Bedford, NH made a presentation on behalf of the Londonderry Freezer Warehouse on Route 28, Old Derry Road. They are seeking to add an additional 82,000 sq. ft. to the present facility. There will be about 10,000 sq. ft. of office space on two floors. The main addition will have a white, insulated siding material and the office space at the front will be brick. The warehouse will be taller than the office structure. Ed Dougherty, a partner in the firm that owns and operates the facility said that they would be happy to add a peaked roof to the office portion, since they were hearing the Commission's discussions of peaked rooflines with the previous applicant. The Commission approved of the proposed shingled, peaked roof being added to their plans.

The Commissioners and the applicant noted that the building is visually well isolated from its neighbors and that there are some outside benches and tables for the staff to use in an appropriate defined area. The Commission approved of the applicant's proposal.

Alternate Commissioner Caron moved and Commissioner Joudrey seconded a motion to adjourn. The motion passed 6-0-0 at 8:26 PM.

David Lee Colglazier
Secretary