

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
January 24, 2013

In attendance: Commissioners David Colglazier, Sue Joudrey, Alternate Commissioners Pauline Caron, Janet Cichocki, and GIS Manager/Planner John Vogl.

Absent: Chairman Commissioner Arthur Rugg, Vice-Chairman Commissioner Jim Schwalbe, Commissioners Tom Bianchi, Martin Srugis, and Town Council Ex-officio Jim Butler.

Acting Chairman David Colglazier called the meeting to order at 7:00 PM in the Sunnycrest Meeting Room of the Town Hall.

Acting Chairman Colglazier appointed Alternate Commissioners Cichocki to vote for Vice-Chairman Jim Schwalbe and Caron to vote for Chairman Rugg.

Alternate Commissioner Caron moved and Commissioner Joudrey seconded a motion to approve the minutes for November 15, 2012. The motion passed 4-0-0.

A presentation for the Liberty Utilities was made by Stephen Szczechura, Manager of Facilities, Liberty Utilities, Salem, NH and Matthew Routhier, Project Manager, Northpoint Engineering, Pembroke, NH. A site plan and an image print were supplied to the Commission. Liberty Utilities is negotiating to buy the office building and property at 15 Buttrick Road, map 7, lot 34-1, the former Blue Seal office structure. They propose taking down a small three-car garage structure and put up a new two-car garage for storage. They propose to rearrange the parking lot areas to provide more open space, reduce the impermeable area and make a dumpster pad near the new garage.

The applicants asked about new signage for the site. They propose a small granite sign with their logo applied to it. There would be external lighting for it. This would be on the Buttrick Road side. On the route 102 side they would like a more commercial style of sign. The applicant would like an internally illuminated sign. Commissioner Colglazier said that the Commission likes to have signs with light colored letters on dark backgrounds. They can be colored backgrounds with white letters. The sign can have opaque or colored backgrounds, but need to have white letters at night. The applicants also considered the possibility of an externally lighted sign for this side.

Alternate Commissioner Caron asked about the signpost and the base. The applicants said that they would likely have a white post and keep the brick sign base on the route 102 side. Caron also asked about the landscaping. The applicant noted that purple lilacs were part of the new planting scheme.

Planner Vogl liked the new plans and noted that the plan also eliminated a curb cut on Buttrick Road.

A presentation was made by Huseyin Sevincgil, Engineer, MHF Design Consultants, Salem, NH and Tess Bernstein, Area Construction Manager, McDonald's USA, LLC, Westwood, MA. Several sheets of materials were supplied to the Commission. Mr. Sevincgil went through the different sheets with plans and elevations of the proposed restaurant and site. There were also sheets for fencing, walls, lighting fixture and signs. McDonald's is seeking to building a small facility at the corner of Vista Drive and route 28, map 15, lot 60-2. There are entrances off of Vista and route 28. The structure has three colors of brick, two deeper reds and a cream colored type. There are two walls of artificial stone at the front and back of the property. At the front the wall has a fence to keep people and cars from going into the retention pond space.

There were examples of directional signs at the entrances and a single logo sign on the route 28 side.

Alternate Commissioner Caron asked about the wall at the rear of the lot. The applicant noted

that the wall was only about 4 to 5 feet high. Also, the steps in the wall were there to allow foot traffic from the abutters to gain access to the McDonalds.

Alternate Commissioner Cichocki said that she was disappointed with the plans for the structure because it did not look much different from the previous rendition. The colors are more muted, but it does not have any type of appearance of a peaked roof. Cichocki, Joudrey and Caron talked about the fact that other McDonalds have the appearance that we would like. Ms Bernstein noted that those other examples are from different regions. Bernstein said that it would be difficult to have a peaked roof because of the small size of this particular structure and the need for lots of equipment on the roof.

It was suggested that the applicant needs to rework the plans to make them more in line with the appearances that the Commission would like. These can include false front peaks at the building walls, and the inclusion of peak symbols in the design areas.

Alternate Caron asked about the inclusion of purple lilacs in the landscape schedule. The applicant agreed to having purple lilacs.

Planner Vogl asked about more windows on the long side to break up the long, plain surface. Bernstein said that they would not include fake windows as it can confuse the customer.

Commissioner Joudrey asked about dividing the windows. The applicant agreed to putting muntins in the windows to provide the look of divided lights.

The applicant was invited to come back for the March 28th meeting.

Commissioner Colglazier asked about the size of the structure that was mentioned in the Look Book. Planner Vogl said that they had not fully investigated the square footage consequences, but they thought that it was best to not even mention square footage in the Look Book.

The Stonewall regulation consideration was not resolved. It was noted that the Town Attorney said that it would be difficult to enforce the regulation as it stands. Further consideration is needed. Planner Vogl said that some pictures of stonewalls would go into the Look Book.

Alternate Caron said that she thought that something about stonewalls should be included in the Look Book. She cited several regulation numbers. Caron also thought that there should be pictures of what to do and what not to do for the appearance of stonewalls in the Look Book. Planner Vogl said that we could consider this at the next meeting.

Commissioner Colglazier said that he had been promised some additional notes from Mr. Michaud at the NH Department of Historic Resources. These notes would be suggestions for combining the proposed law with some additional Federal programs. A couple of e-mails were sent to Mr. Michaud. Colglazier visited the NHDHR office this day and was told that they could talk with him in the next week.

Alternate Commissioners Caron moved and Cichocki seconded a motion to adjourn. The motion passed 4-0-0 at 8:17 PM.

David Lee Colglazier,
Secretary