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Heritage Commission Meeting Minutes Londonderry, New Hampshire September 28, 2017

In attendance: Chairman Commissioner Martin Srugis, Vice-Chairman Commissioner Pauline Caron; Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Art Rugg; Alternate Commissioner Janet Cichocki Krystopher Kenney; Town Council Ex-officio Jim Butler (7:05); and Kent Allen, Sexton

Absent: Associate Planner Laura Gandia

Chairman Martin Srugis called the Historic District and Heritage Commission meeting to order at 7:00 PM in the Sunnycrest meeting room of the Town Hall.

A presentation was made by Joel Kahn, Equity Alliance, Bedford, NH; Brendan McNamara, Brendan McNamara Residential Architecture, Eliot, ME; Brian Pratt, Engineer, CLD|Fuss & O'Neill, Manchester, NH and Bill Goodison, Bluebird Self Storage, Greenland, NH. The applicant wants to build a self-storage structure at 76 Perkins Road, map 15, lot 52.

The applicant made a presentation at the July meeting of the Commission. Mr. Kahn handed out two sheets with renderings and one with elevation drawings. Mr. Kahn went on to describe the 200 foot by 171 foot structure. It will have a red brick base course about 10 feet high. Above that there is a two tone EIFS (exterior insulation and finish system) siding capped by a white cap band. In two corners, there are square towers that are five feet above the rest of the building and have flat tops with Italianate overhanging roof and brackets. There are a number of real windows and some larger blank window infills with a darker gray color to offset them from the lighter gray sides. There are a number of yet darker gray vertical bands in the EIFS to help breakup the long sides. There are white lintels over each window and white window sills. There is a white band above the brick course. The brick course has two horizontal blue bands through it.

Mr. Kahn described the operation as having very little traffic impact. It is also somewhat unique because it has climate controlled atmosphere for the protection of the stored materials.

Commissioner Rugg liked the building better than the previous version. Mr. Rugg was concerned about the durability of the EIFS. Mr. Kahn reassured him that the materials was quite durable and has been in use for quite some time.

Vice-Chairman Caron liked the brick color and straight line for top of the brick border.

Alternate Commissioner Kenney asked about the windows. Mr. Kahn said that the windows were for some interior corridor lighting. Due to the climate control the widow like panels were needed to add insulating value to the exterior walls.

Councilor Butler discussed the Master Plan for the town. He emphasized that this area was a gateway to the town from I-93. Mr. Butler provided a number of images of buildings in the area of the proposed structure. Mr. Butler pointed out that the proposed structure did not fit into the general architectural feel of the nearby areas. He would like for the structure to fit into the area better.

Alternate Commissioner Kenney said that the building seems out of place for the lack of a pitched roof and the exterior color scheme. He said that it does not have a colonial look like others in the area. Mr. Kenney said that it does not fit into the neighborhood.

Commissioner Bianchi said that the building looks better than other storage facilities. He also said that he would like to see some sort of a façade above the flat roof that gave the idea of there being a pitched roofline.

Vice Chairman Caron asked about the size of the building. Mr. Pratt said that it was 171 feet by 200 feet. Ms Caron asked about making the building smaller.

Mr. Kahn said that the building needs to be this size to make it work for the owner.

Commissioner Joudrey asked about making a pitched roof over the towers. She made a sketch to show what she meant.

Mr. Kahn said that they could not make it look that way because they have a lot of equipment on the roof that needs ventilation for cooling and air exchange.

Commissioner Colglazier asked about the climate control parameters and the function of the windows. Mr. Kahn said that the temperature ranges was 60 to 80 degrees F. and the relative humidity was 50-52%. He

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said that the windows were only in hallways.

Mr. Colglazier liked the general appearance, but would like to eliminate the Italianate roof line for more of a pitched façade appearance. He said that the roof top façade could be rectangular and have the triangle or gable design applied to it in a different color.

Alternate Commissioner Cichocki said that she would like to see the building softened up to fit into the neighborhood.

Commissioner Joudrey asked about having divided lights in the windows. Mr. McNamara said that the drawings do not show the window details well.

Mr. Kahn asked that the Commission give the applicant some idea of what would be acceptable.

The applicants left the meeting room for a short period.

The Commission had many small discussions about what would help make the building look better. The consensus was that it needed to be more of a dark red or brown color. The roof line should have a pitched roof look as a façade on four sides of each tower. They should keep the straight line of the top of the brick course.

The applicants came back into the meeting room and the Chairman provided the issues that were to be addressed. Also, it was said that the Commission would have a special meeting for the applicant to help speed along the project.

Mr. Kahn said that they thanked the Commission for willing to meet earlier to help move the project forward. Mr. Kahn said that they would be willing to meet at a different time and/or day if it would help.

Chairman Srugis said that the approval of the minutes from the last meeting will be delayed until the next regular meeting. He welcomed any comments or additions to the draft minutes.

Kent Allen provided two handouts. One was a map of the trees that have been planted at the edge of the Kent Allen Forest in an area off of Pillsbury Road near the Morrison House site. The trees species include hazelnut, black walnut, white walnut, American chestnut, and shagbark hickory. The map also listed the planting person or school. Mr. Allen noted that some of the trees may bear nuts by the time the students who did the planting will be graduating from the 12th grade.

Mr. Allen also gave a list of the events that have taken place so far in the forest this year. These include tree planting days, and cleanup activities by different people and groups. Some examples are: March – Chestnut Foundation site exam and approval for planting; April – mulch daffodils; May – build and install kiosk; May – planting days for the trees mentioned above; May/June – goat-scaping wherein goats cleared a large area of land; August – corporate (ECCO) volunteers picked and piled brush; August – trail signs installed and September – clean up continues.

Mr. Allen said that a vandal is still cutting saplings. The most recent were behind the bandstand.

Vice-Chairman Caron moved and Commissioner Rugg seconded a motion to adjourn. The motion passed 7-0-0 at 8:55 PM.

David Lee Colglazier,
Secretary