



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Road, Windham, New Hampshire 03087

(603) 432-3806 / Fax (603) 432-7362

www.WindhamNH.gov

Design Review Subcommittee 7/27/16 Draft Minutes

Subcommittee Members in Attendance: Peter Griffin, David Demers, Tom Garden (arrived @ 12:35pm), and Babar Kahn

Subcommittee Members Absent: Brenda Behling

Staff Present: Laura Scott, Community Development Director

Applicants Present: Chris McCarthy and Karl Dubay

The meeting was called to order at noon with pledge of allegiance

David made a motion to approve the 7/13/16 draft minutes as amended. Babar seconded the motion. 3-0 in favor.

Chris (owner) did an overview of the project plan changes.

Signs – The Committee is happy with the changes proposed; the ZBA hearing has been continued to August 9th regarding the height and lighting

Roof – the proposed roof color (patina green) for overhang on Building C was shown. The main roofing color for the 3 buildings was shown and it will complement the façade, paving materials and overall colors of the project. There is consideration of using a fake slate roofing material for Building C but more research into colors, availability and cost needs to be done.

Bank Building façade – there was a discussion with the bank about using stone instead of brick on the building and they do not want to do that. The bank would like the brick as it is part of their branding but are willing to do plain siding. The two brick colors were shown and the preferred color is "heritage", which is similar to the Windham Orthodontics building façade. David feels brick does not work in the VCD and would like to see stone used to compliment the history of the town: walls, castle, chapel museum and old fire station. Babar wants to respect the branding and look of the businesses. Peter feels there is a diversity of architecture in the town already, including brick work. The poll of the Committee is 2-1 in favor of the brick with David against.

Cupola – the Committee does not support the idea of a cupola on the bank building

Building Trim – the proposed material and color was shown for all the trim work on the buildings

Laura requested that when all the final colors, styles and brands were settled on that that information was included on the plan sets so there was no confusion about what was proposed and approved.

12:35pm Tom arrived

Windows - David asked by the window details (granite piece above window) from the Derry branch are not included in this design. A local example that has this is the Windham Restaurant. Chris was not sure it would fit with the current design but he will ask the architect. The Committee would like to see this detail added.

Landscaping and other site amenities – the glass on the cupola will have glazing; bike racks were added; existing stone walls will be reused and/or stored on site; additional landscaping was added and those changes were discussed.

Wet Pond – the fencing detail was reviewed; the Committee agreed that a low spray fountain would be ok with no lighting

Pavers/Retaining Wall/Guardrail – the colors and styles were presented for the pavers and the redi-rock wall and they will complement the building façade; wooden guardrail has been added in front of the bank parking on Rt 111 due to the grade but no landscaping has been shown there due to NHDOT ROW

Babar asked about the site grading and Karl explained the ADA and NHDOT compliance issues and how those are being met with the grade changes on the site.

Peter opened the meeting to the public and David Appleby had comments. He felt that a brick building is not special to the Town but stone is unique. He did point out that not all of the Enterprise Bank branches are brick.

Tom made a motion to recommend the plan as presented to the Planning Board. Babar seconded the motion. 4-0 in favor. Laura advised the Committee that the Planning Board will receive Design Review meeting minutes for the hearing.

David made a motion to adjourn. Tom seconded the motion. 4-0 in favor. The meeting adjourned at 1:10pm.

Submitted by Laura Scott, Community Development Director