



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Design Review Subcommittee 8/26/13 Approved Minutes

Subcommittee Members in Attendance: Peter Griffin, David Demers, Babar Kahn, Mike Martel and Brenda Behling

Staff Present: Laura Scott, Community Development Director

The meeting was called to order at 4:05pm.

Application Review

Review and Comment on Case 2013-22 at 43 Range Road (18-L-450) in the Professional, Business and Technology District and the Cobbetts Pond and Canobie Lake Watershed Protection District. The proposal is to demolish the three existing buildings on the site and construct a 7,308 sqft building, which will be comprised of a Dunkin Donuts Restaurant (2,928 sqft) and 2 office/retail spaces (2,190 sqft each), as well as associated parking, landscaping, signage and lighting.

Pater Zohdi of Edward Herbert Associates (applicant), Greg Nolan (partner) and Peter Smith (architect) were at the meeting to present the changes from the 8/12/13 meeting.

The new elevations were presented showing the cultured stone veneer instead of the brick. It will be two-tone with the stone and doorway areas. The back of the building will be EIFS in the same color as the cultured stone. Color samples for the building were provided.

Faux windows and wall art areas have been added, as recommended at the last meeting. Laura raised the concern about the wall art being art and not additional signage.

Peter Z reviewed the site for those members that were not at the meeting previously, the waivers requested and some of the questions asked.

There was discussion about the freestanding sign and if the top of the sign was to be pitched, as shown, or flat as requested at the last meeting to match the detail of the building roof.

A connection from this property to Delahunty's is still being discussed between the two parties.

The current freestanding sign on the property for Delahunty's will be removed and their signage will be incorporated into the proposed new freestanding sign for this development.

Peter Z mentioned that the drainage and traffic studies are still being reviewed by KNA and that will be provided to the Planning Board when completed.

There was a recommendation by the Committee at the last meeting to revise the freestanding lights to be more in keeping with the design of the building. Greg N does not want to change the lighting due to safety concerns. Brenda B agreed that the proposed lights should be more vintage in character. Dave D agrees that the shoebox lights are not complimentary to the site. Greg N. had vintage looking lights at the store in Laconia and there are problems with safety. Brenda B. feels that lights that look good and are safe can be found.

Brenda B. and Dave D. like the look of the new building façade with the stone but the colors should be grey or tan and not taupe or the pinkish hues shown.

Babar K. is happy about the building façade improvements, feels that a grey color palette works better than what has been shown and wanted to know if the art is community art of Dunkin Donuts art?

Mike M. has seen Dunkin Donuts art and it looks nice.

Dave D. has concerns about the art being another sign for the business. There is adequate signage so people know it is a Dunkin Donuts. Maybe some historical Town pictures could be located there. The applicant has done a great job with the site upgrades.

Peter Z explained that the dumpster enclosure will be 6' high and the color of the fencing will match that of the building. It will not be able to be in the same material due to cost. The Committee was fine with this.

The freestanding sign base/structure should be the same color as the building.

With the concern about the wall art being construed as signage, the applicant and committee agreed it should be removed and additional faux windows are to be added.

Peter G. commented at the stone façade is a nice change and it complements the historical character of the area. The applicant has shown that he wants to do a good job in Town.

Brenda B asked if there was going to be fencing around the patio and Peter Z said no.

Babar K. asked what the patio material would be made out of and Peter Z stated a concrete slab.

The items that are still being worked on by the applicant include the following:

- Revise the freestanding sign to incorporate Delahunty's signage, make sure the sign color is the same as the building (not sign panels) and change the top of the sign to match the detailing of the proposed building roof
- Finalize whether or not there will be an access easement from this parcel to Delahunty's
- Revise the freestanding lights to be more in keeping with the character of the building.
- Remove the public art and add more faux windows
- Dumpster enclosure details to be updated
- Show the patio seating on the plans

The Committee voted 5-0 to recommend the presented design with the following conditions:

- Revise the freestanding sign to incorporate Delahunty's signage, make sure the sign color is the same as the building (not sign panels) and change the top of the sign to match the detailing of the proposed building roof
- Revise the freestanding lights to be more in keeping with the character of the building.
- Remove the public art and add more faux windows

This application is scheduled for a Planning Board preliminary public hearing on September 4th.

The meeting minutes of 2/15/13 were reviewed. Mike made a motion to approve and Peter seconded. Vote was 2-0-3 to approve with Brenda, Babar and David abstaining.

The meeting minutes of 8/12/13 were reviewed. David made a motion to approve and Babar seconded. Vote was 3-0-2 to approve with Mike and Brenda abstaining.

David mentioned that it is a good idea for member to do a site visit before a case is heard so that they are familiar with the site and to mention during the meeting who has visited the site. Laura reminded members that they cannot go on private property but can view property from the road. Members agreed that this is a good practice.

Babar made a motion to adjourn. David seconded the motion. 5-0 in favor. The meeting adjourned at 4:45pm.

Submitted by Laura Scott, Community Development Director