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COMMUNITY DEVELOPMENT

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Design Review Subcommittee 8/12/13 Draft Minutes

Subcommittee Members in Attendance: Peter Griffin, David Demers and Babar Kahn

Subcommittee Members Excused: Mike Martel and Brenda Behling

Staff Present: Laura Scott, Community Development Director

The meeting was called to order at 12pm. Laura S. went over the agenda items.

David Demers made a motion to nominate Peter Griffin as Chair with Babar Kahn seconding. Vote 2-0-1 with Peter G. abstaining.

Babar Kahn made a motion to nominate David Demers as Vice Chair with Babar Kahn seconding. Vote 3-0.

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) presented an overview of the area where the parcel is located and then did an overview of the site development proposed.

Jim Smith, architect for the development, did an overview of the building façade. The façade is earth tones with stone and brick to fit into the area. He stated that this design is an upscale version for Dunkin Donuts and is elegant. He pointed out that the signs, although shown on the architectural plans, are not done by him but buy independent sign companies.

Peter G asked how the colors were decided upon. Jim S stated that the earth tones were a new color scheme being used by Dunkin national but not to this extent. No pinks or oranges are being used here on the exterior except with the signage and that is not standard in other franchises.

Peter Z did an overview of the landscaping plan for the site (sheet 7).

Babar K disclosed that he has done work for Dunkin Donuts as part of his job but not in Windham and not with Mr. Cafua so he did not feel there was a conflict. He thought his background in working on these types of applications would be a benefit to the Town.

Babar K asked what other permits would be required. Peter Z listed the federal, state and local permits necessary and their timing.

Babar K asked about drainage and if a study had been done. Peter Z stated that there was a drainage study on file with the Department and KNA has reviewed and commented on it already.

Babar K asked if a traffic study was to be done. Peter Z stated that one had been done previously for the site about a year ago but that it needed to be updated and he was working on that for submittal to the Town and KNA for review.

Babar K asked why there was no drive-thru and Peter Z told him that is was not allowed by Zoning. Peter Z then gave a brief history of the site and attempted land use approvals over the past year.

Babar K asked about the angled parking and Peter Z explained the traffic circulation and how for safety it needed to be angled.

The Subcommittee reviewed the waiver request from Section 502.3 and 504.2.1 and understood the reason for the request was does to the parcel having two street frontages. They felt the waiver request was reasonable.

David D stated that he liked the colors being proposed. He questioned if there would be plantings around the dumpster, which there are. He asked why brick was proposed. Jim S said that Mr. Cafua had done a brick building in another state and liked how it looked so he proposed that for Windham.

David D likes the look but does not feel that it complements the area and other buildings in the vicinity. He would like to see stone used that would complement Searles wall/castle/school & chapel. Peter G agrees.

Jim S will bring back the suggestion to Mr. Cafua to see if he would be willing to change the façade of the building to stone instead of brick.

David D stated that he liked the gooseneck lights but felt that the shoebox lights seemed too modern. Peter G suggested something more vintage. Jim S said that usually shoebox lights are used to keep light from spilling over to abutting properties or going up into the sky. Peter Z said he would look to see if there were other lights that might fit the site better without light spillover.

Babar K asked is one dumpster was enough for 3 tenants and Peter Z stated yes due to the types of uses likely to be in the other spaces. The screening should be 6' high instead of 5' high. Babar K felt that the screening is not compatible with the proposed building façade material. The dumpster enclosure should be the same material as the building.

Babar K did not feel that Section 506.2.1 was met and asked Peter Z to explain. Peter Z explained the drainage for the site and that the bio-retention area at the front of the site will have extensive landscaping (sheet 11) and it will look more like a landscaped area than drainage structure. Babar K is ok with the explanation.

Babar K – suggested that the lawn/landscaped area in the back of the building be moved to the front of the building. Peter Z explained that he needed 60' per the regulations and if he did as Babar suggested, he would not have the distance. There is an outdoor patio area in the front of the building.

Laura S stated that if seating was to be proposed for the patio area that it needed to be shown on the plans.

Re recommendation was made, per Section 503.2.3 that a future connection to Delahunty's be shown on the plan. Peter Z said he would do this.

The Subcommittee when through the Sections of the Design Review Regulations.

David D asked how HVAC was to be screened. Jim S stated that there is a 4' parapet that will screen the units from review.

Peter G asked if the building will ever be added onto to for 2-story building as was told no.

The Subcommittee felt that additional details needed to be added to the sides of the buildings to break them up. Jim S agreed and will look into that.

Jim S said that if the façade were to go from brick to stone the colors would need to be changed.

David D felt that the doors and windows on the building are nice

Babar K asked if the freestanding sign lighting was up lit and he was told yes. This is consistent with the surrounding lit signs. The top of the sign should have same look as the building (i.e. no gable). The freestanding sign should be compatible with the building.

Laura stated that if the applicant makes any of the changes proposed by the Subcommittee, unless they are minor in nature, the applicant will be scheduled for another meeting with the Subcommittee for review and comment.

If the applicant chooses not to make any of the recommended changes, Laura will make sure that the Planning Board has the list of recommendations to review and consider.

This application is scheduled for a Planning Board public hearing on September 4th so any new/revised material would have to be submitted by noon on August 16th for further consideration.

Babar made a motion to adjourn. David seconded the motion. 3-0 in favor. The meeting adjourned at 1pm.

Submitted by Laura Scott, Community Development Director