

FRANKLIN HERITAGE COMMISSION MINUTES

MONDAY, JUNE 14, 2021 at 6:00 P.M.

- ❑ **Call to Order – Chairman Feener called the meeting to order at 6:00 p.m.**
- ❑ **Salute to the Flag - led by Colby Morrill**
- ❑ **Roll Call:** – Chairman Glen Feener, Tim Stangroom, Paul Trudel, Colby Morrill, James DeBernardo & Sam McLaughlin. Absent – Bob Lucas. Mr. McLaughlin is seated for Member Lucas for voting purposes.
- ❑ **Approval of Minutes of the May 10, 2021 Public Hearing Meeting of the Board.** Member Trudel asked that the minutes be amended to reflect that his absence was due to a conflict with the City Council meeting. Member Stangroom made a motion to accept the minutes with the amendment; seconded by Member Trudel. Motion carried 4-0-1 with Member Trudel abstaining from the vote.

❑ **New Business:**

H 21-04: Cumberland Farms, Inc. is seeking approval of the construction of a new convenience store and gas station at 192, 196, and 202 Central Street, Map/Lot 117-130, -131, and -135. The project will involve the demolition of existing structures on the three parcels and construction of a +/- 4,650 sq. ft convenience store and four dual-sided gas dispensers.

Chairman Feener opened the hearing. There were three people in attendance to represent Cumberland Farms: F.X. Bruton, esq.; Chris Tymula, Project Manager from Greenman-Pedersen, Inc.; and Dawn Johnson, Senior Project Manager from Cumberland Farms, Inc. Attorney Bruton introduced himself and his colleagues and presented the proposed building and layout of the project. Renderings of the proposed building were presented and he stressed that the design has been well-received in other historical districts. He explained the modifications of the signs that had been made to fit in with the City's zoning regulations. There will not be any moving or scrolling pricing. The sign will have static LED pricing for member and non-member rate and just a small sign that says, "we have diesel." The last part of the presentation involved the color scheme which they felt maintains the Cumberland Farms branding and is only slightly different than the approved colors of the district. He requested the variations be approved.

Member Stangroom asked about the directionality of the sign(s). Attorney Bruton responded that there will be only one sign, perpendicular to Central Street for visibility.

Mr. Tymula added that there will be separate landscape plan submitted that will add more greenery to the design that is not shown in the renderings presented.

Member Morrill asked about what types of plants they would be using, would there be any lilacs (the NH state flower). Mr. Tymula responded that there were many options of plants and they could certainly consider adding lilacs to the plan. Member Morrill also asked about

APPROVED 7/12/2021

the flow of traffic, would it be one-way in and out. Mr. Tymula confirmed that it would be 2-way traffic at both driveways and that the driveways had been shifted to allow more space.

Member Morrill asked about the size of the parking spaces. With the waterpark set to open soon he felt there would likely be more vehicles with trailers and asked if the design had considered that and would it accommodate those vehicles. Mr. Tymula confirmed that there were multiple double-spaces and the design of the pumps was intentional to accommodate those types of vehicles. Member Morrill asked about the crushed stone and could it be crushed granite since NH is famous for that. Attorney Bruton responded that the crushed stone is the standard in the industry throughout the region. He explained that the overall aesthetic is more of a meetinghouse look.

Ms. Johnson confirmed that the cultured stone is the brand standard. She also detailed the colors and locations throughout the design. Member Morrill stressed the overall theme of the city is brick and industrial and asked if any modifications could be made to the design to fit more with the mill city feel of the historic district.

Member McLaughlin suggested they look to the Cumberland Farms in Laconia as an example of what Member Morrill is looking for.

Member Stangroom asked about any other signage near the driveways. Dawn confirmed that the only signs near the driveways would be the NH Department of Transportation (NHDOT) signs and also added that there would be LED lights on the gas pumps themselves.

Mr. Tymula brought up a photo of the Cumberland Farms in Laconia to show what Member McLaughlin had suggested. Ms. Johnson confirmed they could do square columns instead of round and brick to replace the stacked stone.

Member Trudel requested that they find brick that is consistent with the colors found on the existing buildings throughout the district. He also confirmed that he supported the change of the columns from round to square.

Attorney Bruton confirmed that these options were available and they would be happy to modify the design in this manner.

Chairman Feener opened the hearing to public comment.

Annette Andreozzi spoke and her comments are attached to this record along with a photograph of one of the buildings to be demolished in its original state.

Attorney Bruton responded that the comments seemed to have been written in anticipation of an unwillingness to work with the Commission and he felt they have demonstrated that they are willing to work with the recommendations.

With no further public comments, Chairman Feener closed the public hearing and brought the discussion back to the Board. Member Trudel asked several questions that were addressed by Ms. Johnson. The first was about the existing Cumberland Farms and what would happen to it. The response was that the tanks, linings, pumps, signs and canopy removed, the existing building would be boarded up and sold if possible. His second question was for some clarification about the signage. Ms. Johnson explained the "eyebrow" style of the sign, the two prices so no scrolling lights and the addition of the smaller portion indicating that diesel fuel is available but no price listed for it. Last, he asked about the protocol if any historical

APPROVED 7/12/2021

and/or Native American artifacts are found during the excavation of the new site. Attorney Bruton responded that there is a requirement for any construction project to stop all work and notify the state archeologist for review in the event that any artifacts or human remains are found.

Member Stangroom questioned the shade of green used on the signage and, while close, it does not match anything on the approved color chart. How do they handle that? Chairman Feener confirmed that the Commission could approve the variation if they choose to.

Member Trudel Thanked Cumberland Farms for their work and patience but feels there is still room for improvement in the design regarding the gable roof and siding to keep it more consistent with the rest of the district. Member Stangroom asked if they could consider modeling it after the Peabody Home that will be next to it for continuity.

Chairman Feener pointed out that Peabody Home is an elderly care facility, not a convenience store and continuity would not make sense. He also cautioned that they seemed to be nitpicking on some of the details and it could become a deterrent to businesses coming into the area.

Member Morrill commented that there needs to be a balance between the historical and yet recognizable for the comfort of customers.

Attorney Bruton suggested they submit five colors of brick so the Commission can choose what they feel is closest. Member Trudel expressed concerns that the color scheme should match the rest of the district. Attorney Bruton respectfully pointed out that all of the colors and materials are within the regulations they were given by the Commission.

Chairman Feener asked for any further comments from the Board or action. Director Lewis explained how to modify the conditions of approval to match the discussion.

Member McLaughlin asked about the business statistics of the current store. Ms. Johnson confirmed that, while she does not have exact figures, it would have to be significant to warrant the time and money that Cumberland Farms has invested in this project.

Member Morrill offered one more suggestion to wrap the sign in brick columns to add to the aesthetic. Ms. Johnson confirmed that would be an option and they will send new renderings along with brick samples for the Commission to consider.

Member Stangroom made a motion to approve the plan with the suggested modifications. Motion seconded by Member Trudel. Motion carried 5-0-0.

- ❑ **Other Business:** Member Trudel suggested having the brick color meeting with the new Planning Director as Director Lewis is retiring on June 30, 2021.
- ❑ **Public Comment:** None
- ❑ **Adjournment:** Member Trudel made a motion to adjourn the meeting, seconded by member Stangroom. Motion carried 5-0-0. Meeting was adjourned at 7:28 p.m.

Respectfully submitted by Judy Bibbins, Planning and Zoning Administrative Assistant.

APPROVED 7/12/2021