CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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Nancy Larson
City Planner

PLANNING BOARD
AGENDA
Regular Meeting
November 19, 2014

The meeting will be held in City Council Chambers, at the Municipal Complex, 37 Green Street at 7:00 PM.

CALL TO ORDER

Determination of a quorum, review of attendance and seating of Alternate Members as necessary.

PUBLIC HEARINGS

Architectural Design Review:

1. Consideration of requests for Architectural Design Review Approval by the following applicants, for signs, buildings and/or site plans at the noted locations, under the provisions of Section 28-9-4(f), Architectural Design Review, of the Code of Ordinances:

    a. Application by SARP Realty, LLC, on behalf of K & G Restaurants, Inc. (The Red Blazer), requesting Architectural Design Review Approval for one (1) new 79.3 sq. ft. internally illuminated pylon sign (to replace existing) at 72 Manchester Street, within the Highway Commercial (CH) District. MBLU: 110D/3/7

    b. Application by NH Six Realty Trust, on behalf of Citizen's Bank, requesting Architectural Design Review Approval for one (1) replacement 39 sq. ft. internally illuminated affixed wall sign with channel letters at 339 Village Street within the Central Business Performance (CBP) District. MBLU: 1412P/43

    c. Application by Fairhaven Realty Assoc., LLC, on behalf of Cumberland Farms, Inc., requesting Architectural Design Review Approval for two (2) replacement 21 sq. ft. internally illuminated canopy signs on an existing structure, one (1) replacement 20 sq. ft. internally illuminated affixed wall sign, and a sign re-facing for two (2) existing 24 sq. ft. internally illuminated freestanding signs with manually removable pricing at 188 Pleasant Street , within the Neighborhood Commercial (CN) District. MBLU: 40/5/4

    d. Application by Granite State College, University System of NH, requesting non-binding Architectural Design Review comments under RSA 674:54 for one (1) replacement 28 sq. ft. non-illuminated affixed panel in an existing freestanding sign, one (1) sign re-face of a 180 sq. ft. internally illuminated plastic panel with flexible fabric face on an existing pylon structure, and one (1) new 57 sq. ft. internally illuminated affixed wall sign with channel letters at 25 Hall Street within the Gateway Performance (GWP) District. MBLU: 15/2/10

e. Application by Mason and Rich Realty, Inc., requesting Architectural Design Review Approval for one (1) replacement 7.5 sq. ft. non-illuminated hanging sign with bracket at 6 Bicentennial Square within the Central Business Performance (CBP) District. MBLU: 35/5/11

Determination of Completeness:

2. Request by TF Bernier, Inc., on behalf of Strategic Contracting Company, LLC to subdivide one (1) lot into nine (9) residential house lots. Five (5) lots will front on Sanborn Road and four (4) will front on Mountain Road, at 39 Sanborn Road in the RM (Medium Density Residential) District. Map/Block/Lot: 122/3/1 *(2014-0055)*

    a. Determination of Completeness

Continued Applications:

3. Request by Fournier Foods, LLC, on behalf of Jay W. Stewart Realty Holdings, LLC for a Major Site Plan Approval to construct a 5,524 SF poultry processing facility, a 1,558 SF garage/storage building, and a 1,225 SF covered outdoor storage area with parking, drainage, lighting and other associated site improvements at 52 Locke Road in the IN (Industrial), RO (Open Space Residential) Districts and the FH (Flood Hazard) Overlay District. Map/Block/Lot: 121-1-17 *(2014-0041)* **(Continued from October 1, 2014) (GZA Report)**
    a. Public Hearing
    b. Deliberations and Action on the Application

Subdivision Applications:

4. Request by Richard D. Bartlett & Associates, on behalf of NHADC, LLC and the Diann Sanel Trust 2007 for a lot line adjustment between 106 & 108 Airport Road, respectively, in the IN (Industrial) District. Map/Block/Lot: 110G/2/5 & 110G/2/6 *(2014-0056)*

    a. Determination of Completeness
    b. Public Hearing
    c. Deliberations and Action on the Application

5. Request by Richard D. Bartlett & Associates, on behalf of the Martha J. Lapierre Estate to create two new lots, one encompassing the existing home and an additional single-family lot just over 40,000 square feet in area. The balance of the parcel (23.91 acres) will remain vacant at this time but may be further developed in the future. The parcel is located at 84 Bog Road in the RO (Open Space Residential) and the RM (Medium Density Residential) Districts. Map/Block/Lot: 103/3/5 *(2014-0057)*

    a. Determination of Completeness
    b. Public Hearing
    c. Deliberations and Action on the Application

6. Request by Holden Engineering, on behalf of Paul Morrissette to create two new two-acre lots leaving the balance of the parcel (25.83 acres) vacant at this time. The parcel is located at 283 Oak Hill Road in the RO (Open Space Residential) District. Map/Block/Lot: 120/1/36 *(2014-0058)* ***Postponement requested by Holden Engineering to December 17, 2014.***

Site Plan Applications:

7. Request by Area 23, LLC for a change-of-use to convert 3,200 sq. ft. of previously approved retail space for Unit H into a nanobrewery and restaurant at 254 North State Street (Smokestack

Center) in the IS (Institutional) District and the RO (Open Space Residential) District. Map/Block/Lot: 80/1/4 *(2014-0060)*

a. Determination of Completeness
b. Public Hearing
c. Deliberations and Action on the Application

Amendments to Previously Approved Plans:

8. Request by RJB Engineering, on behalf of NH Excavation, LLC, to amend the previously approved Major Site Plan to construct an 11,800 SF (80' x 125') building for office and shop/warehouse uses as well as construction of an attached 50' x 70' covered outside work/storage area and associated site improvements at *48-52* Chenell Drive in the IN (Industrial) District. The requested amendments include but are not limited to removal of the covered work/storage area along the southerly side of the proposed building (now shown as "future covered storage"), addition of an outside display area to the rear of the building as well as minor revisions to parking and landscaping. Map/Block/Lot: *111G/1/66 (2014-0037)*

Conceptual Review:

9. Conceptual site plan by Bedford Design Consultants, on behalf of RJ Moreau Communities, LLC for a twenty-eight (28) unit multi-family townhouse development (a.k.a. The Vineyards Phase IV) with municipal sewer and water in the RH (High Density Residential) District. Also to be discussed is the existing mapped line of a future street intended to connect Kyle Road (via Sonoma Lane) to Bog Road, along the rear of the proposed Phase IV Vineyards. Map/Block/Lot: 103C/1/126 (2014-0059)

OTHER BUSINESS

10. Liberty Utilities/Energy North – Request for a reclassification of the impact fees in the amount of $19,105 for the recently approved 6,189 SF training facility.

REGULAR MEETING

11. Approval of the minutes of the October 15, 2014 Planning Board Meeting and the October 29, 2014 Special Planning Board Meeting.

12. The Board will hold a workshop to discuss a proposed zoning amendment to address the zoning of alternative treatment centers for therapeutic cannabis under RSA 126-X..

13. Any other business which may legally come before the Board.

INFORMATION

14. Minutes of the November 10, 2014 Design Review Committee meeting

- Next regular monthly meeting on Wednesday, December 17, 2014