



**CITY OF CONCORD  
NEW HAMPSHIRE**  
*Community Development Department*  
*Planning Division*

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Nancy Larson  
City Planner

**PLANNING BOARD  
AGENDA  
Regular Meeting  
December 17, 2014**

**6:30pm – Non-Public Consultation with legal counsel under RSA 91-A:2,I(b).**

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 [BJJ Investments, Inc.](#), on behalf of Papa John's Pizza, requesting Architectural Design Review Approval for one (1) new 40 sq. ft. internally illuminated pylon sign with a separate 18.55 sq. ft. internally illuminated manual copy sign mounted below, at 234 North Main Street, within the Urban Commercial (CU) District. MBLU: 55-5-11
  - b. Application by [Demoulas Supermarkets, Inc.](#), on behalf of John Barous dba Barous' Family Restaurant, requesting Architectural Design Review Approval for one (1) replacement 29.4 sq. ft. internally illuminated affixed wall sign at 94-108 Fort Eddy Road within the Gateway Performance (GWP) District. MBLU: 46A-1-16
  - c. Application by [RAP Realty, LLC](#), on behalf of Federated Auto Parts/Fisher Auto Parts, requesting Architectural Design Review Approval for one (1) replacement 66 sq. ft. internally illuminated affixed wall sign, and one (1) new 20 sq. ft. internally illuminated affixed wall sign at 120 Loudon Road, within the General Commercial (CG) District. MBLU: 116-7-4
  - d. Application by [Brixmor Capitol SC, LLC](#), on behalf of Title Boxing Club, requesting Architectural Design Review Approval for two (2) new 28.8 sq. ft. and 37.33 sq. ft. internally illuminated affixed wall signs at 80 Storrs Street, within the Opportunity Corridor Performance (OCP) District. MBLU: 35B-1-1
  - e. Application by [Capital Plaza, LLC](#), on behalf of Citizen's Bank, requesting Architectural Design Review Approval for one (1) new 10 sq. ft. non-illuminated hanging sign with bracket

at 57-81 North Main Street, within the Central Business Performance (CBP) District.  
MBLU: 45-1-12

### **Tabled or Postponed Applications:**

2. 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) (**Tabled from the November 19, 2014 Planning Board meeting**) ([GZA Report](#))
  - a. Public Hearing
  - b. Deliberations and Action on the Application
  
3. Request by [Public Service Company of New Hampshire \(PSNH\)](#) to permit Wetland Buffer and Shoreland Buffer impacts as well as a request to permit the re-establishment of an Essential Public Utility and Appurtenance(s) in the Residential (RO, RM, and RS) and Non-Residential (CG and UT) Districts. The Conditional Use Permit applications are associated with the re-establishment of the 317 line from the Unital Manor Road Substation on Route 3 westerly through Penacook to the PSNH Pole mounted equipment on Route 103/127 in Webster. (**Public Hearing is postponed from the October 15, 2014 Planning Board meeting.**) (2014-0027) ([McFarland Johnson Report](#))
  - a. Public Hearing
  - b. Deliberations and Action on the Application

### **Conditional Use Permit Application(s):**

4. Request by [Public Service Company of New Hampshire \(PSNH\)](#) c/o Laura Games to upgrade components on the existing G146 transmission line to maintain reliability of electrical delivery system. Proposed upgrades will temporarily impact 1,678 sq. ft. (4,010 sq. ft. with wetlands buffer) of one PSS1 wetland with timber matting placed across the wetland during winter work. (2014-0061)
  - a. Determination of Completeness
  - b. Public Hearing
  - c. Deliberations and Action on the Application

### **Subdivision Applications:**

5. 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. Public Hearing
  - b. 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) (**Determination of Completeness is Postponed from the November 19, 2014 Planning Board meeting.**)

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

**State of New Hampshire Projects under RSA 674:54:**

7. Request by the [State of NH Administrative Services](#) to construct a new building to house a biomass (woodchip) boiler; including a 75' smoke stack and a woodchip storage bunker (enclosed within boiler building) at 27-29 Hazen Drive in the IS (Institutional) District. Map/Block/Lot: 114D/1/1 (2014-0062)

**REGULAR MEETING**

8. Approval of the minutes of the [October 15, 2014](#) Planning Board Meeting, the [October 29, 2014](#) Special Planning Board Meeting and the [November 19, 2014](#) Planning Board Meeting.
9. 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.
10. Any other business which may legally come before the Board.

**INFORMATION**

11. Minutes of the [December 9, 2014](#) Design Review Committee meeting
- Next regular monthly meeting on Wednesday, January 21, 2015