



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

City Hall • 41 Green Street • Concord, NH 03301 • tel. 603/225-8515 • fax
603/228-2701

Nancy Larson
City Planner

**PLANNING BOARD
AGENDA
Regular Meeting
May 20, 2015**

7:00pm - 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.

Determination of Completeness (no public testimony will be taken):

1. Application by [TF Moran](#) on behalf of Unitil and Eversource (f.k.a. PSNH) requesting Major Site Plan approval at Portsmouth Street for the construction of a new distribution substation which will be supplied by a proposed transmission substation within the Open Space Residential (RO) District. A CUP to construct Essential Public Utilities & Appurtenances within the Open Space Residential (RO) as well as a CUP for disturbances to wetland buffers is also requested. Map/Block/Lot: 113/2/9, 113/2/10, 113/2/19, 111C/1/13, & 111C/1/9. (2015-0015) *postponed from the April 15, 2015 Planning Board meeting.*
2. Application by [RNL Properties](#) requesting Major Site Plan with Conditional Use Permit approval for the construction of a townhouse style multifamily independent residential living facility with four 4-unit residential buildings and one clubhouse building for persons 55 years of age and older at 61 Borough Road (existing multi-family home known as "Four Winds" to remain), within the Medium Density Residential (RM) District. The CUP is required for the proposed disturbance of 990 sf of wetland buffer for vegetation removal and grading for one of the proposed buildings as well as the installation of an overflow drainage pipe. Map/Block/Lot: 192P/38 (2015-0018)

PUBLIC HEARINGS

Architectural Design Review:

3. 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 [Capitol Street Associates](#), on behalf of Merrimack County Savings Bank, requesting Architectural Design Review Approval for one (1) new 23 sq. ft. externally illuminated affixed sign, at 97 North Main Street, within the Central Business Performance (CBP) District. MBLU: 45-3-4

- b. Application by [Harold E and Judith A Ekstrom](#) requesting Architectural Design Review Approval for one (1) new 9 sq. ft. non-illuminated freestanding directory sign, at 17-19 Green Street, within the Civic Performance (CVP) District. MBLU: 44-3-34
- c. Application by [Carolyn M Beaulieu, Trustee and the Trust of Ciborowski SA Nominee](#), on behalf of Studio RLH, requesting Architectural Design Review Approval for one (1) new 9 sq. ft. non-illuminated hanging sign and one (1) new 5.76 sq. ft. non-illuminated affixed sign, at 2 Kennedy Lane, within the Central Business Performance (CBP) District. MBLU: 35-3-6
- d. Application by [Liberty Utilities \(Energynorth Natural Gas\) Corp](#) requesting Architectural Design Review Approval for one (1) new 39.74 sq. ft. non-illuminated affixed sign, at 10 Broken Bridge Road, within the Industrial (IN) and Open Space Residential (RO) Districts. MBLU: 109-1-2
- e. Application by [Evangelos D Lillios](#), on behalf of Maher Abbas, requesting Architectural Design Review Approval for one (1) new 24 sq. ft. non-illuminated affixed sign, at 5-9 Pleasant Street Extension, within the Central Business Performance (CBP) District. MBLU: 35-3-10
- f. Application by [Mareina Realty, LLC](#), on behalf of Chickadee Lane Interiors, requesting Architectural Design Review Approval for one (1) new 6.25 sq. ft. non-illuminated hanging sign and one (1) new 5 sq. ft. window sign, at 9 Pleasant Street, within the Central Business Performance (CBP) District. MBLU: 35-6-3
- g. Application by [Liberty Trust and Frederick M Gordon, Trustee](#), on behalf of Pavan Patel, requesting Architectural Design Review Approval for one (1) replacement 45 sq. ft. internally illuminated freestanding sign, at 201 South Main Street, within the Urban Commercial (CU) District. MBLU: 26-1-8
- h. Application by [the Estate of Jacob S Ciborowski and Henry J Ciborowski, Executor](#), on behalf of Averill's Martial Arts Academy, requesting Architectural Design Review Approval for one (1) replacement 20.5 sq. ft. internally illuminated affixed sign and one (1) replacement 18 sq. ft. internally illuminated hanging sign, at 3 North Main Street, Central Business Performance (CBP) District. MBLU: 35-4-1
- i. Application by [Gabrielle Family LP](#), on behalf of Diane White, requesting Architectural Design Review Approval for one (1) new 18 sq. ft. non-illuminated (need to confirm with applicant) affixed roof sign, at 322 Village Street, Penacook, within the Central Business Performance (CBP) District. MBLU: 1412P-59
- j. Application by [31 South Main Acquisition LLC](#), on behalf of Gary DiMartino dba United Gourmet Foods, LLC, requesting Architectural Design Review approval to replace existing front door and expose existing windows along north side of building that are currently blocked off. Also proposed is replacing existing tapered columns with 8" square columns at front entry at 27 South Main Street in the Central Business Performance (CBP) District. Map/Block/Lot: 35-1-1
 - a. Public Hearings
 - b. Deliberations and Action on the Applications

Site Plan Applications:

4. Application by [Terrain Planning and Design LLC](#) on behalf of Todd Hayward/Phenix Mutual Fire Insurance Co. requesting Major Site Plan approval for the demolition of an existing building at 11 Blake Street, and reconstruction and expansion of a parking lot at 42 Pleasant Street and 11 Blake Street, within the Civic Performance (CVP) District. Map/Block/Lot: 36-5-11 & 36-5-4 (2015-0006) *Continued from the March 18th Planning Board meeting.*
 - a. Public Hearing
 - b. Deliberations and Action on the Application

5. Application by [Higginbotham Construction](#) on behalf of Merrimack Valley School District requesting Major Site Plan approval and Major Subdivision Plan approval for the conversion of an existing 2.5 story brick schoolhouse into eight (8) residential condominium units at 12 Cross Street, Penacook, within the RN (Neighborhood Residential) District. Map/Block/Lot: 0534P/31 (2015-0012)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

6. Application by [David Jaquith](#) on behalf of Tom Roy and Tracey Gosselin, requesting Major Site Plan approval for construction of three (3) proposed one-bedroom apartment units above an existing garage, and two (2) existing one-bedroom apartment units not previously approved by the Planning Board, at 59 South Main Street, within the Central Business Performance (CBP) District. Map/Block/Lot: 34/5/3 (2015-0013) (2015-0013) *Applicants request postponement to the June 17, 2015 Planning Board meeting.*
 - a. Public Hearing
 - c. Deliberations and Action on the Application

Subdivision Plan Applications:

7. Application by [TF Moran](#) on behalf of Unitil and the City of Concord requesting Minor Subdivision Plan approval to adjust the lot lines between Map/Block/Lot: 113/2/10 & 113/2/9 and then to subdivide 113/2/9 into two (2) lots, merging a portion (31 ± ac.) with existing Lot 113/2/19. A lot line adjustment is also requested between the newly re-configured 113/2/19 & 113/2/27. All parcels are located off of Portsmouth Street within the Open Space Residential (RO) and Single-Family Residential (RS) Districts. Map/Block/Lot: 113/2/9, 113/2/10, 113/2/19, & 113/2/27 (2015-0014) *postponed from the April 15, 2015 Planning Board meeting.*
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

REGULAR MEETING

8. [Waiver Request of Impact Fees](#) – Cobblestone Pointe Senior Village, 23 Triangle Park Drive (2015-0001) **Will be placed on the June 17, 2015 Planning Board agenda as a Public Hearing.**
9. Discussion of [Mapped Line of Future Street](#) – Bog Rd.
10. [Architectural Design Review memorandum](#) regarding the Civic Performance District (CVP).

11. Approval of the minutes of the [April 15, 2015](#) Planning Board Meeting and approval of the minutes of the [April 29, 2015](#) Special Site Walk Meeting.
12. Any other business which may legally come before the Board.

INFORMATION

13. Minutes of the [May 12, 2015](#) Design Review Committee meeting
14. Next regular monthly meeting on Wednesday, June 17, 2015.