



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

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

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Nancy Larson  
City Planner

**PLANNING BOARD  
AGENDA  
Regular Meeting  
June 17, 2015**

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 [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 *Tabled from the May 20, 2015 Planning Board Meeting and the May 12, 2015 ADRC Meeting.*
  - b. Application by [The Laurie J Sanborn Revocable Trust and Laurie Sanborn, Trustee](#), on behalf of United Gourmet Foods, LLC, requesting Architectural Design Review Approval for one (1) new 14.4 sq. ft. affixed externally illuminated awning sign, one (1) new 15.2 sq. ft. affixed externally illuminated awning sign, and one (1) new 10.2 sq. ft. affixed externally illuminated awning sign at **27 South Main Street** (former Gibson's Bookstore) in the Central Business Performance (CBP) District. Map/Block/Lot: 35-1-1
  - c. Application by [Siena Investment, LLC](#), on behalf of Aspen Dental, requesting Architectural Design Review Approval for one (1) new 32.77 sq. ft. affixed internally illuminated wall sign, one (1) new 41.67 sq. ft. affixed internally illuminated wall sign and two (2) new 12 sq. ft. tenant panels (one panel to be installed back-to-back on each side of freestanding sign) to be installed on a freestanding internally illuminated sign at **273 Loudon Road** (across from D'Amante Drive), Unit 1, in the Gateway Performance (GWP) District. Map/Block/Lot: 111E-1-1
  - d. Application by [Capital Hotel Company V, LLC c/o Foxfire Property Management Inc.](#), on behalf of Fairfield Inn and Suites Marriott, requesting Architectural Design Review Approval for one (1) replacement 87.5 sq. ft. non-illuminated monument sign on an existing "pole" and one (1) replacement 92.06 sq. ft. affixed wall sign with LED channel letters to be installed on

- the porte cochère, at **4 Gulf Street**, within the Gateway Performance (GWP) District. MBLU: 27-1-2
- e. Application by [Merrimack County Savings Bank](#) requesting Architectural Design Review Approval for one (1) refurbished 42.5 sq. ft. freestanding internally illuminated clock with temperature display at **89 North Main Street** in the Central Business Performance (CBP) District. Map/Block/Lot: 45-3-5
    - a. Public Hearings
    - b. Deliberations and Action on the Applications
2. Application by [Siena Investment, LLC](#), requesting Architectural Design Review (ADR) Approval related to a previously approved Major Site Plan application. The ADR application requests minor modifications to the previously approved building elevations including, but not limited to, installation of awning(s) at **273 Loudon Road** (across from D'Amante Drive) in the Gateway Performance (GWP) District. Map/Block/Lot: 111E-1-1 (2013-0069)
- a. Determination of Completeness
  - b. Public Hearing
  - c. Deliberations and Action on the Application

#### **Site Plan Applications:**

3. 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 Conditional Use Permit (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)
- a. Public Hearing
  - b. Deliberations and Action on the Application
4. Application by [RNL Properties](#) requesting Major Site Plan 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. A Conditional Use Permit (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) ***Applicant requests to table application until the July 15, 2015 Planning Board meeting.***
5. Application by [Rumble Real Estate, LLC](#) requesting Minor Site Plan approval to construct 6,900 sq. ft. of driveway to provide access to two new overhead doors to be installed on the south wall (rear) of the building for a wholesale storage and distribution facility. Additional improvements include a dumpster enclosure, parking for 4 trailers and stormwater infiltration practices at **162 Pembroke Road**, within the Industrial (IN) District. Map/Block/Lot: 111G/1/8 (2015-0021)
- a. Determination of Completeness
  - b. Public Hearing

c. 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)
- a. Public Hearing
  - b. Deliberations and Action on the Application

**Subdivision Plan Applications:**

7. Application by [Merrimack Valley School District \(MVSD\) and Gail Groves](#) requesting a Lot Line Adjustment to annex 4,602 square feet of land to an existing 0.35 acre residential lot at **101 Community Drive**, from the 1.02 acre administrative offices of MVSD at 105 Community Drive. Both properties are within the Neighborhood Residential (RN) District. Map/Block/Lot: 1424P/55 and 1431P/46 (2015-22)
- a. Determination of Completeness
  - b. Public Hearing
  - c. Deliberations and Action on the Application
8. Application 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) ***Applicant requests to table application for a period of up to an additional six months.***
9. Application by [Bedford Design](#) on behalf of R.J. Moreau Communities LLC requesting a modification to Standard Condition #2 regarding submission of a financial guarantee for public improvements for previously approved Vintage Estates – Phase I, a 22-lot residential subdivision to be constructed off of **Emily Way and Kyle Road**, within the Single-Family Residential (RS), Open Space Residential (RO), and Medium Density Residential (RM) Districts. Map/Block/Lot: 193P/54 (2011-0007)
- a. Public Hearing
  - b. Deliberations and Action on the Application
10. Application by [Calamar Enterprises Inc.](#) requesting a full waiver of School and Recreation Facilities Impact Fees and a partial waiver of Transportation Facilities Impact Fees for a recent Major Site Plan approval for the construction of a 140 unit elderly (over 62 years old) 3 story housing development proposed for **23 Triangle Park Drive** within the GWP (Gateway Performance) and the OFP (Office Performance) Districts. Map/Block/Lot: 111H/4/21, 111H/4/22, & 111B/1/16 (2015-0001) ***Applicant requests to postpone waiver requests to the July 15, 2015 Planning Board meeting.***
11. Public Hearing on the results of [Traffic Monitoring Study](#) related to previous Major Site Plan approval to construct a new 2,598 s.f. Burger King restaurant and a new 13,225 s.f. CVS Pharmacy at **155 and 157 Loudon Road** and outstanding off-site improvements to East Side Drive placed as a condition of the approval, within the General Commercial (CG) and the High Density Residential (RH) Districts. Map/Block/Lot: 114/3/10 (2009-04)
- a. Public Hearing

b. Deliberations and Action on the Application

**REGULAR MEETING**

12. Approval of the minutes of the [May 20, 2015](#) Planning Board Meeting.
13. Any other business which may legally come before the Board.
  - TPAC Pedestrian Master Plan project

**INFORMATION**

14. Minutes of the [June 9, 2015](#) Design Review Committee meeting
15. Next regular monthly meeting on Wednesday, July 15, 2015.