



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

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**PLANNING BOARD
AGENDA
Regular Meeting
July 15, 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.

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

1. Application by [Concord National Youth Softball](#) on behalf of The City of Concord requesting Major Site Plan approval for construction of a softball field, and a Conditional Use Permit for alternative surfacing of a parking lot at the Russell F. Martin Athletic Fields on [Iron Works Road](#) in the Single-Family Residential (RS) District. Map/Block/Lot: 10/1/3 (2015-0024) **Please note that the applicant requests a waiver to allow for the public hearing to take place this evening.**
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

PUBLIC HEARINGS

Architectural Design Review:

2. 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 [Rouse Properties](#), on behalf of Spirit Halloween, requesting Architectural Design Review Approval for one (1) new 160 sq. ft. non-illuminated affixed wall sign and one (1) new 120 sq. ft. non-illuminated affixed wall sign, at [270 Loudon Road](#), within the Gateway Performance (GWP) District. Map/Block/Lot: 111D-1-5
ADRC recommended approval as submitted.
 - b. Application by [Concord Housing Authority](#), requesting Architectural Design Review Approval to renovate the building entrance, to replace the sidewalk, and to add a decorative canopy at [40 South Main Street](#) in the Central Business Performance (CBP) District. Map/Block/Lot: 34/2/3

ADRC recommendation did not pass 2:2 with Mr. Doherty and Mr. King opposing.

- a. Public Hearings
- b. Deliberations and Action on the Applications

Site Plan Applications:

3. 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) ***Application tabled from the June 17, 2015 Planning Board meeting.***
 - a. Public Hearing
 - b. Deliberations and Action on the Application
4. Application by [Rumble Real Estate, LLC](#) requesting Minor Site Plan approval to construct 4,800 sq. ft. of driveway (*previously proposed as 6,900 sq. ft.*) 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, construction of a small parking area with four (4) passenger vehicle spaces (*previously proposed for 4 trailer spaces*) and stormwater infiltration improvements at **162 Pembroke Road**, within the Industrial (IN) District. Map/Block/Lot: 111G/1/8 (2015-0021) ***Application tabled from the June 17, 2015 Planning Board meeting.***
 - a. Public Hearing
 - b. Deliberations and Action on the Application
5. Application by [Granite State Credit Union](#) requesting Minor Site Plan approval to add 12 parking spaces and extend the drive-up window queue for the existing Granite State Credit Union at **311 Sheep Davis Road**, within the Gateway Performance (GWP) District. Map/Block/Lot: 111-1/4/22 (2015-0023)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Waiver Requests and Other Miscellaneous Public Hearing Requests:

6. 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) ***Application tabled from the June 17, 2015 Planning Board meeting.***
7. 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) ***Application tabled from the June 17, 2015 Planning Board meeting.***

8. Public Hearing on the results of Traffic Monitoring Study related to previous Major Site Plan approval to construct a new 2,598 sq. ft. Burger King restaurant and a new 13,225 sq. ft. 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) ***Application tabled from the June 17, 2015 Planning Board meeting. Request to postpone until further notice.***
 - a. Public Hearing
 - b. Deliberations and Action on the Application

REGULAR MEETING

9. Approval of the minutes of the [June 17, 2015](#) Planning Board Meeting.
10. Any other business which may legally come before the Board.

INFORMATION

11. Minutes of the [July 7, 2015](#) Design Review Committee meeting
12. Next regular monthly meeting on Wednesday, August 19, 2015.