CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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Nancy Larson
City Planner

PLANNING BOARD
AGENDA
Regular Meeting
August 19, 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 Esterly, Schneider & Associates Inc., AIA on behalf of O'Reilly Auto Enterprises, LLC requesting Major Site Plan approval to construct a 7,385 SF building and related site improvements for the purpose of the retail sale of auto parts at 189 Fisherville Road, within the General Commercial (CG) District. Map/Block/Lot: 204P/73[SPM] *2015-0030*

    a. Determination of Completeness

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 PRM Holdings, LLC on behalf of Weston Solutions, Inc., requesting Architectural Design Review Approval to install one (1) 13.5 sf non-illuminated replacement wall sign at 43 N. Main Street in the Central Business Performance (CBP) District. *MBL: 45/1/6*

    b. Application by Seacoast Scaffolding Realty, requesting Architectural Design Review Approval to install one (1) new 39.7 sf internally illuminated freestanding sign at 243 Sheep Davis Road in the Industrial (IN) District. *MBL: 111G/1/52*

    c. Application by Speedway LLC, requesting Architectural Design Review Approval to reface an existing 133.63 sf internally illuminated freestanding sign; install two (2) affixed replacement canopy signs of 24.56 sf each with internally illuminated channel letters; and one (1) 11.96 sf internally illuminated affixed replacement wall sign, at 15 Hall St. in the Gateway Performance (GWP) District. *MBL:15/2/5*

    d. Application by Speedway LLC, requesting Architectural Design Review Approval to reface an existing 82.08 sf internally illuminated freestanding sign; install one (1) 6.14 sf internally

illuminated affixed replacement wall sign; and one (1) 24.56 sf affixed replacement canopy sign with internally illuminated channel letters at 175 N. Main St. in the Urban Commercial (CU) District. *MBL:55/2/5*

e. Application by Rick D'Amante requesting Architectural Design Review Approval to install one (1) 16 sf internally illuminated tenant panel in a previously approved ground sign, and two (2) new internally illuminated wall signs of 67.8 sf each at 273 Loudon Road in the Gateway Performance (GWP) District. *MBL: 111/4/18*

f. Application by John S. Jordan Design PLLC, on behalf of, Sienna Investments LLC requesting Architectural Design Review Approval to make architectural changes to the façade of a previously approved major site plan application at 273 Loudon Road in the Gateway Performance District (GWP). *MBL* 111E-1-12

g. Application by the United Church of Penacook requesting Architectural Design Review Approval to replace an entrance ramp at 21 Merrimack Street in the Central Business Performance District (CBP). *MBL: 543P-33*

h. Application by the City of Concord on behalf of Harold E. and Judith A. Ekstrom requesting Architectural Design Review Approval to install a new door in place of an existing window at 25-35 N. Main Street in the Central Business Performance (CBP) District. *MBL: 35/4/4*

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

Conceptual Review:

3. Conceptual site plan by Bedford Design Consultants, on behalf of RJ Moreau Communities, LLC for a twenty-six (26) unit multi-family townhouse style development (a.k.a. The Vineyards Phase IV) with municipal sewer and water in the RM (Medium Density Residential) District. Also to be discussed is the existing mapped line of a future street originally intended to connect Kyle Road (via Sonoma Lane) to Bog Road, along the rear of the proposed Phase IV Vineyards. Map/Block/Lot: 193Z/1/ (2014-0059)

REGULAR MEETING

4. City Council Referral – Request by the United Church of Penacook located at 21 Merrimack Street that the City of Concord discontinue the right of way (see attached preliminary GIS sketch) that exists for the triangular portion of land that lies between the sidewalk and the church along Merrimack Street, in Penacook.

5. **The Planning Board will consider and receive public comments relative to the following proposed Zoning Amendments to the Cluster Development Regulations:**

Proposed Zoning Amendments to the Cluster Development Regulations: Workshop & Public Hearing – Staff will present a proposed amendment to Section 28-4-7, Cluster Development, Section 28-5-46, Single Family Dwellings in a Standard (non-cluster) Subdivision, and Section 28-2-4(j), Table of Principal Uses. The amendment proposes to allow minor subdivisions to occur using conventional development standards instead of the cluster development regulations. A public hearing will follow to allow public comment and questions. No Planning Board action will take place at this time.

The full text of the proposed zoning amendments is on file for public inspection in the Community Development Department, Planning Division 3rd floor, City Hall during regular business hours (8:00 AM – 4:30 PM, Monday thru Friday).

6. Approval of the minutes of the July 15, 2015 Planning Board Meeting.

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

INFORMATION

8. Minutes of the August 11, 2015 Design Review Committee meeting

- Next regular monthly meeting on Wednesday, September 16, 2015.

All City of Concord public meetings are accessible for persons with disabilities. Any person who feels that he or she may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8515 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.

For meetings held in the City Council Chambers, any person who is unable to access the upper level of the Council Chambers to address the City Council or any other public body may use the podium and/or microphone located at the lower level of the Council Chambers. Other reasonable accommodations may be available upon request.