



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

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Nancy Larson  
City Planner

**PLANNING BOARD  
AGENDA  
Regular Meeting  
October 21, 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 [TF Bernier, Inc.](#) on behalf of FLOMAC Limited Partnership requesting Major Site Plan approval for the Construction of a drive-up window including the relocation of the refuse container facility and the construction of a new stacking lane to the window at 8 Loudon Road within the Gateway Performance (GWP) and Open Space Residential (RO) Districts.  
Map/Block/Lot: 114-1-1 (2015-0040)

**PUBLIC HEARINGS**

**Architectural Design Review:**

*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.*

2. **Signs (Consent Agenda Items)** – At the start of the Consent Agenda, the Chair will ask whether anyone wishes to remove any items on the Consent Agenda for discussion. Should a Planning Board member or a member of the audience wish to discuss an item on the Consent Agenda, the item will be pulled from the Consent Agenda and the public hearing will open immediately following the motion and approval of the remaining items on the Consent Agenda:
  - a. Application by [Millwood Partners LP VII](#) on behalf of Cabinet Depot, requesting ADR approval to install one (1) new 24 sf non-illuminated affixed wall sign at 254 Sheep Davis Road in the Gateway Performance (GWP) District. *MBL: 111H/3/3*
  - b. Application by [BJJ Investments Inc.](#) on behalf of Papa John's Pizza, requesting ADR approval to install one (1) new 58.50 sf internally illuminated freestanding sign at 234 N. Main Street in the Urban Commercial (CU) District. *MBL: 55/5/11*
  - c. Application by [41 South Main Street, LLC](#) requesting ADR approval to install one (1) new 21 sf wall sign consisting of internally illuminated channel letters at 41 S. Main Street in the Central Business Performance (CBP) District. *MBL: 34/4/7*

- d. Application by [Flomac Limited Partnership on behalf of CosmoProf](#), requesting ADR approval to install one (1) new 35 sf wall sign consisting of internally illuminated channel letters, and one (1) new 26 sf internally illuminated tenant panel in an existing freestanding sign at 8 Loudon Road in the Gateway Performance (GWP) District. *MBL: 114/1/1*
- e. Application by [Sienna Investments, LLC](#) on behalf of Elements Massage, requesting ADR approval to install one (1) new 20 sf wall sign consisting of internally illuminated channel letters, and one (1) new 5.25 sf internally illuminated tenant panel sign in an existing freestanding sign at 265-273 Loudon Road in the Gateway Performance (GWP) District. *MBL: 111E/1/12*
- f. Application by [Sienna Investments, LLC](#) on behalf of Hair Cuttery, requesting ADR approval to install one (1) new 16.25 sf internally illuminated wall sign, and one (1) new 5.67 sf internally illuminated tenant panel sign in an existing freestanding sign at 265-273 Loudon Road in the Gateway Performance (GWP) District. *MBL: 111E/1/12*
- g. Application by [Centerco Concord, LLC](#) on behalf of SLEEPY'S, requesting ADR approval to install one (1) new 59.04 sf wall sign consisting of internally illuminated channel letters, and one (1) new 15 sf internally illuminated tenant panel on an existing freestanding sign at 240 Loudon Road in the Gateway Performance (GWP) District. *MBL: 111B/3/14*
- h. Application by [Centerco Concord LLC](#) on behalf of The Vitamin Shoppe, requesting ADR approval to install one (1) new 29.83 sf wall sign consisting of internally illuminated channel letters, and one (1) new 18 sf (sign area to be confirmed with applicant) internally illuminated tenant panel on an existing freestanding sign at 240 Loudon Road in the Gateway Performance (GWP) District. *MBL: 111B/3/14*

*End of Consent Agenda*

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

- 3. Application by [HL Turner Group](#) on behalf of Penacook Community Center requesting Major Site Plan approval for the construction of a 40,000 sf 1-story building. Design includes site development, off-street parking, landscaping, and lighting at 99 Village Street within the Medium Density Residential (RM) and the General Commercial (CG) Districts. Map/Block/Lot: 143P-29, 143P-30, 143P-31 (2015-0029)
  - a. Public Hearing
  - b. Deliberations and Action on the Application
- 4. 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 ( 2015-0030)
  - a. Public Hearing
  - b. Deliberations and Action on the Application

#### **Applicant requests postponement to the November 18, 2015 Planning Board Meeting.**

- 5. Application by [The Salvation Army/McKenna House](#) requesting Minor Site Plan approval for the construction of a 2-story, 4260 sf addition to the McKenna House to provide 34 additional beds in two separate dormitory rooms; new gender specific bathrooms; and a common/recreational area for residents at 100 South Fruit Street within the Institutional (IS) District. A Conditional Use Permit (CUP) application is also submitted to allow the Residential Social Service Center within the Institutional (IS) District. Map/Block/Lot: 95-1-8 (2015-0039)

- a. Determination of Completeness
  - b. Public Hearing
  - c. Deliberations and Action on the Application
6. Application by [Nobis Engineering](#) on behalf of St. Paul's School requesting Minor Site Plan approval for the construction of a new 4-unit 10,653 SF faculty housing building including three detached garages, driveways, utilities, landscaping and stormwater controls at 199 Dunbarton Road within the Open Space Residential (RO) District. Map/Block/Lot: 92-2-1 (2015-0041)
- a. Determination of Completeness
  - b. Public Hearing
  - c. Deliberations and Action on the Application

**Request for Amendments to Previously Approved Plans:**

7. Request by [Concord AC Tennis Div., Inc.](#), DBA The Racquet Club of Concord for a two-year extension of the period of validity of the conditional Major Site Plan Approval, Architectural Design Review Approval and a Conditional Use Permit pursuant to Article 28-4-4(d), to allow disturbances to Bluffs and Bluff Buffers, for renovations and expansion of an existing health and fitness club and the addition of medical offices at 10 Garvins Falls Road granted by the Planning Board on January 15, 2014. (2013-67)

**REGULAR MEETING**

8. Approval of the minutes of the [September 16, 2015](#) Planning Board Meeting.
9. Any other business which may legally come before the Board.

**INFORMATION**

10. Minutes of the [October 13, 2015](#) Design Review Committee meeting.
11. Next regular monthly meeting on Wednesday, November 18, 2015.