



**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
November 18, 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:

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.

1. 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 [GMRI, Inc.](#) on behalf of Olive Garden Italian Kitchen requesting ADR approval to install one (1) 74.8 sf internally illuminated affixed replacement sign, and one (1) 74.8 sf internally illuminated freestanding replacement sign at 223 Loudon Road in the General Commercial (CG) District. *MBL: 111C/1/1*
 - b. Application by [Zed Properties LLC](#) on behalf of The Lawson Group, requesting ADR approval to install one (1) 30 sf internally illuminated freestanding replacement sign at 20 Chenell Drive in the Industrial (IN) District. *MBL: 111G/1/45*
 - c. Application by [Capital Dream Realty, LLC](#) on behalf of Capital Area Dentistry, requesting ADR approval to install one (1) 14.51 sf freestanding replacement sign at 29 Green Street in the Civic Performance (CVP) District. *MBL: 44/3/26*
 - d. Application by [Alan Cohen](#) on behalf of Marketplace New England, requesting ADR approval to install one (1) new 5.69 sf non-illuminated projecting sign, and one (1) new 11.44 sf non-illuminated affixed sign at 7 N. Main Street in the Central Business Performance (CBP) District. *MBL: 35/4/7*

- e. Application by [PFP Associates Ltd Partnership](#) on behalf of H&R Block, requesting ADR approval to install one (1) 34.5 sf internally illuminated affixed replacement sign at 22 Bridge Street in the Opportunity Corridor Performance (OCP) District. *MBL: 45A/1/2*
- f. Application by [South Miami Properties, Inc.](#) on behalf of H&R Block, requesting ADR approval to install one (1) 22.6 sf internally illuminated affixed replacement sign at 36 Fort Eddy Road in the Gateway Performance (GWP) District. *MBL: 46A/1/2*
- g. Application by [South Miami Properties, Inc.](#) on behalf of AAA Northern New England, requesting ADR approval to install three (3) internally illuminated replacement wall signs, including one (1) 14.7 sf sign, one (1) 13.3 sf sign, and one (1) 8.0 sf sign, at 48 Fort Eddy Road in the Gateway Performance (GWP) District. *MBL: 46A/1/2*
- h. Application by [94 Manchester Street, LLC](#) requesting ADR approval to change building façade material and color, as part of a previously approved site plan at 94 Manchester Street in the Highway Commercial (CH) and Office Park Performance (OPF) Districts. *MBL: 11D/3/10 (2014-19)*

End of Consent Agenda

Site Plan Applications:

2. 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) ***Applicant requests postponement to no date certain.***
3. Application by [TF Bernier, Inc.](#) on behalf of FLOMAC Limited Partnership 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)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

Subdivision Applications:

4. Application by [Emilie Phelps](#) requesting Minor Subdivision approval for the conversion of a two family house into two condominium units at 94-96 School Street within the Neighborhood Residential (RN) District. Map/Block/Lot: 49-1-10 (2015-0034)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Conditional Use Permit Applications (CUP):

5. Application by [W&E Realty LLC](#) on behalf of Key Auto Group requesting Conditional Use Permit approval to permit the previously approved Concord Collision Center (automotive repair, service, and towing, including body work) to locate at 94 Manchester Street within the Highway Commercial (CH) district. Also requested is Architectural Design Review approval for revisions to building treatment and color associated with the previously approved site plan. Map/Block/Lot: 110D-3-10 (2014-0019)
 - a. Determination of Completeness

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

Conceptual Review:

6. Application by [Northpoint Engineering](#) on behalf of Private Reserve, LLC c/o REI Service Corp requesting Major Site Plan Conceptual Review for a proposed planned development consisting of 6 single-family homes and 12 townhouse style units on a private road at Bog Road (behind 84 Bog Road) within the Open Space Residential (RO) District. Map/Block/Lot: 32Z-31 (2015-0045)

REGULAR MEETING

7. Approval of the minutes of the [October 21, 2015](#) Planning Board Meeting.
8. Consideration of the following [amendments to Chapter 29.2, Public Capital Facilities Impact Fee Ordinance](#):
 - Amendments to Article 29.2-1-2, Assessment and Collection; section (b) Computation of the Amount of Impact Fee, by deleting Tables 1, 2 & 3 in their entirety and replacing with new tables to reflect an adjusted schedule of fees.
 - Amendments to Article 29.2-1-2, Assessment and Collection; section (b) Computation of the Amount of Impact Fee, Table 3, Transportation Facilities, by adding a new residential category for Senior Housing and creating a new Residential and Nonresidential Uses category to include All Other Uses.

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).

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

INFORMATION

10. Minutes of the [November 10, 2015](#) Design Review Committee meeting.
11. Next regular monthly meeting on Wednesday, December 16, 2015.