



CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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City Planner

PLANNING BOARD
AGENDA
Regular Meeting
December 16, 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 [Northpoint Engineering](#) on behalf of Morrill Mill Pond LLC for the construction of a 13,800 sf warehouse/office building consisting of 1800 sf of office and 12,000 sf of warehouse with a 42'x32' covered loading/unloading area at Whitney Road within the Industrial (IN) District. Proposed site improvements include construction of 15 parking spaces and installation of drainage, lighting, and utility improvements. A CUP is also requested to allow for the construction of 15 parking spaces whereas 35 spaces are required. Map/Block/Lot: 6P/12 (2015-0051)

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 [45 Constitution, LLC](#) on behalf of The Rowley Agency, requesting ADR approval to install one (1) 6.7 sf non-illuminated replacement sign on an existing monument style sign at 45 Constitution Drive in the Opportunity Corridor Performance (OCP) District. *MBL: 58/2/3T*
 - b. Application by [Arthur W. Aznive Trustee of the Snaphuance Real Estate Trust](#) on behalf of Spirit Wings Gallery & Boutique requesting ADR approval to install one (1) new 12.7 sf non-illuminated hanging sign at 19 Pleasant Street in the Central Business Performance (CBP) District. *MBL: 35/6/20*

*End of Consent Agenda***Site Plan Applications:**

3. Application by [Colleen Sullivan and Cobb Hill Construction](#) on behalf of Emily Le for construction of a 560 sf addition to an existing 5,544 sf three-story structure, a new parking lot, and related site improvements for the purpose of a pediatric physical therapy clinic and a residential unit in the Open Space Residential (RO) District. Also requested are two CUPs, to allow fewer parking spaces than is otherwise required and disturbance of the wetland buffer. Map/Block/Lot: 93/2/5 (2015-0050)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Subdivision Applications:

4. Application by [John Wolters](#) on behalf of 77 Merrimack Street LLC and Northern Railroad, requesting Minor Subdivision approval for a lot line adjustment resulting in two lots with legal frontage, by conveying a portion of the railroad-owned property to the owner of the building at 1 Penacook Street within the Open Space Residential (RO) and Medium Density Residential (RM) Districts. Map/Block/Lot: 053/P7 & 053/P 7/1 (2015-0049)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
5. Application by [FWS Land Surveying](#) on behalf of Morrill Mill Pond LLC requesting Minor Subdivision approval for a two-lot subdivision at Whitney Road within the Industrial (IN) District. Map/Block/Lot: 6P/12 (2015-0052)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

State of New Hampshire Projects under RSA 674:54:

6. Application by [TF Moran](#) on behalf of NH Department of Corrections requesting amendments to the previously reviewed Major Site Plan application for construction of a 224 bed Women's Correctional Facility. The project includes construction of a 91,924 sf main building (housing, dining, gymnasium, and offices) and one 9,430 sf dormitory building as well as three parking areas (192 spaces total), drainage, lighting, and other associated site improvements. (2015-0048)

REGULAR MEETING

7. Approval of the minutes of the [November 18, 2015](#) Planning Board Meeting.
8. [Nomination](#) to the Design Review Committee.
9. Any other business which may legally come before the Board.

INFORMATION

10. Minutes of the [December 8, 2015](#) Design Review Committee meeting.
11. Next regular monthly meeting on Wednesday, January 20, 2016.