



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

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Nancy Larson
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**PLANNING BOARD
AGENDA
Regular Meeting
January 20, 2016**

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 Alexander Constant on behalf of [YoYo Heaven](#), requesting ADR approval to install one (1) new 20 sf non-illuminated wall sign at 35 S. Main Street in the Central Business Performance (CBP) District. *MBL: 34/4/1*
 - b. Application by [Desert Brook Enterprises, LLC](#) requesting ADR approval to install one (1) 90 sf internally illuminated replacement freestanding sign (including three lines of changeable copy), two (2) new 36 sf internally illuminated roof signs, and one (1) new 25 sf internally illuminated wall sign at 204 Fisherville Road in the General Commercial (CG) District. *MBL: 201/P142*
 - c. Application by [ROI Irrev. Trust, John R. Monson Trustee](#), on behalf of Re-Petes New and Used Goods, requesting ADR approval to install one (1) replacement 32 sf internally illuminated freestanding sign at 32 Manchester Street in the Gateway Performance (GWP) District. *MBL: 110/H2/9*
 - d. Application by [81 Hall Street, LLC](#) requesting ADR approval to install one (1) new 101.3 sf internally illuminated affixed sign at 81 Hall Street in the Opportunity Corridor Performance (OCP) District. *MBL: 14/3/7*

- e. Application by [158 Manchester St., Inc.](#), on behalf of Team Kia, requesting ADR approval to install one (1) replacement 29.9 sf internally illuminated freestanding sign at 158 Manchester Street in the Highway Commercial (CH) District. *MBL: 110/K1/5*
- f. **Public Hearings** – For any item(s) pulled from the Consent Agenda

End of Consent Agenda

Conditional Use Permit Applications:

3. Application by Michael Lambert, Environmental Scientist, on behalf of [Roy Philbrick](#), requesting a Conditional Use Permit approval to allow for temporary impacts to the 50 ft. wetland buffer. A Conditional Use Permit approval is also requested to allow for impacts to the City's 75 ft. Shoreland Protection Buffer for purposes of constructing a driveway at 92 Runnells Road, within the Open Space Residential (RO) District. Map/Block/Lot: 36/Z4 [CUP] (2016-01)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Site Plan Applications:

4. Application by Northpoint Engineering on behalf of [Morrill Mill Pond LLC](#) for the construction of a 13,800 sf warehouse/office building consisting of 1,800 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 14 parking spaces and installation of drainage, lighting, and utility improvements. Applicant also requests Architectural Design Review approval for the proposed site plan and building elevations as well as a CUP to allow for the construction of 14 parking spaces whereas 35 spaces are required. Map/Block/Lot: 6/P12 [SPR/CUP] (2015-51)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

Requests for Amendments to Conditions of Approval:

5. Application by [Ashwood Development Companies](#) requesting an amendment to the extension of the period of validity granted by the Planning Board on May 18, 2011 for the Major Subdivision application of the Oxbow Bluff Cluster Subdivision such that all three phases would need to be completed no later than November 15, 2018. Also requested is a modification to the phasing plan to allow Phase 3 construction to begin prior to completion of Phase 1 & 2 site improvements and; elimination of the requirement to construct a recreation trail. The subdivision is located off of Manor Road, within the Single-family Residential (RS) District. Map/Block/Lot: 202/Z6. [MAS] (2005-67)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

REGULAR MEETING

6. Approval of the minutes of the [December 16, 2015](#) Planning Board Meeting.
7. Annual Organization Meeting
 - a. Election of Chair for 2016

- b. Election of Vice Chair for 2016
 - c. Designation of two representatives to the Central New Hampshire Regional Planning Commission (CNHRPC)
 - d. Designation of a representative to the Heritage Commission
8. [Nomination to the Architectural Design Review Committee.](#)
9. Any other business which may legally come before the Board.

INFORMATION

10. Minutes of the [January 12, 2016](#) Design Review Committee meeting.
11. Next regular monthly meeting on Wednesday, February 17, 2016.