



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
March 16, 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.

Determination of Completeness (no public testimony will be taken):

1. Application by Bedford Design Consultants, on behalf of [RJ Moreau Communities, LLC](#), requesting Major Site Plan approval for a twenty-six (26) unit multi-family townhouse style Planned Unit Development (a.k.a. The Vineyards North) with municipal sewer and water off of Kyle Road in the Single-Family Residential (RS) and Medium Density Residential (RM) Districts. Map/Block/Lot: 193P/54 and 193Z/1 (2016-08)

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 DSM MB II LLC, on behalf of Foxy Nails & Spa, requesting ADR approval to install one (1) new 32.38 sf wall sign consisting of internally illuminated channel letters, and one (1) new 12 sf internally illuminated panel sign in an existing freestanding sign at [16 Loudon Road](#) in the Gateway Performance (GWP) District. *MBL: 114/1/2*

- b. Application by Cobalt Properties NH Corp on behalf of Irving Oil, requesting ADR approval to install one (1) 50.96 sf internally illuminated replacement sign in an existing freestanding sign at [414 S. Main Street](#) in the General Commercial (CG) District. MBL: 1/2/1
- c. Application by Lazio Investments LLC on behalf of Avada Hearing Care, requesting ADR approval to install one (1) new 15.57 sf internally illuminated wall sign and one (1) replacement 21.96 sf internally illuminated panel sign in an existing freestanding sign at [341 Loudon Road](#) in the Gateway Performance (GWP) District. MBL: 111/F2/3
- d. Application by Associated Enterprises Inc., on behalf of Starkey Realty, requesting ADR approval to install one (1) new 12.84 sf externally illuminated wall sign [136 N. Main Street](#) in the Central Business Performance (CBP) District. MBL: 45/6/13
- e. **Public Hearings** – For any item(s) pulled from the Consent Agenda

End of Consent Agenda

Subdivision Plan Applications

- 3. Application by Joseph M. Wichert, LLS, Inc., on behalf of Mark L. & Michelle M.S. Boucher and Lawrence D. & Linda L. Boucher, requesting Minor Subdivision Plan approval of a lot line adjustment between [137 & 147 Elm Street](#) in the RM (Medium Density Residential) and RO (Open Space Residential) Districts. Map/Block/Lot: 15P/12 & 15P/14/1 (2016-04)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
- 4. Application by Matthew Moore, Civil Engineering, PLLC, on behalf of Edward A. Welch, Jr. and Nan F. Welch requesting Minor Subdivision Plan approval to subdivide one lot into two at [356 Mountain Road](#) in the RM (Medium Density Residential) District. Map/Block/Lot: 122/2/15 (2016-05)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
- 5. Application by Steven C. Luger, on behalf of William R. and Karen M. Paige requesting Minor Subdivision Plan approval to subdivide one lot into two at [279 Shaker Road](#) in the RO (Open Space Residential) District. Map/Block/Lot: 120/3/16 (2016-06)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
- 6. Application by Bedford Design on behalf of [R.J. Moreau Communities LLC](#) requesting Minor Subdivision Plan approval to subdivide one lot into two off of Kyle Road in the Single-Family Residential (RS), RO (Open Space Residential) and Medium Density Residential (RM) Districts. Map/Block/Lot: 193P/54 and 193Z/1 (2016-07)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Request for Amendments to Previously Approved Plans

7. Application by Bedford Design on behalf of [R.J. Moreau Communities LLC](#) requesting an amendment to the previously approved subdivision plan of Vintage Estates – Phase I, a 22-lot residential subdivision, to replace the roundabout (not yet constructed) at the intersection of Kyle Road and Sonoma Lane with a three-way intersection, within the Single-Family Residential (RS) District. In addition, the Applicant is requesting an extension to the Conditional Use Permit for impact to the wetland buffer which expires in April 2016. Map/Block/Lot: 193P/54 (2011-07)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

Proposed Amendments to the Site Plan Regulations, Subdivision Plan Regulations, and Zoning Ordinance

8. The Planning Board will consider the following proposed amendments to the Site Plan Regulations:

[Section 7.08, regarding Consideration of, and Action on, the Application; Section 11.09, regarding Consideration of, and Action on, the Application; and Section 36.21, regarding Exemption from Subsequent Amendments to the Site Plan Review Regulations and Zoning Ordinances.](#) The purpose of the amendments is to change the deadline for expiration of Planning Board approval to one (1) year, and clarify the criteria for vesting rights in accordance with the RSAs.

The full text of the proposed 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. The Planning Board will consider the following proposed amendments to the Subdivision Regulations:

[Section 9.08, regarding Consideration of, and Action on, the Application; Section 10.09, regarding Consideration of, and Action on, the Application; and Section 35.22, regarding Exemption from Subsequent Amendments to the Subdivision Regulations and Zoning Ordinances.](#) The purpose of the amendments is to change the deadline for expiration of Planning Board approval to one (1) year, and clarify the criteria for vesting rights in accordance with the RSAs.

The full text of the proposed 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).

10. The Planning Board will consider proposed amendments to the Zoning Ordinance:

[Section 28-9-4\(d\)\(2\)\(e\) of the Zoning Ordinance](#), pertaining to Thresholds for Minor Site Plan review. The purpose of the amendments is to require Minor Site Plan Review for a change of use that results in greater than 200 vehicle trip ends per day or 20 peak hour trips, instead of requiring review for any increase in vehicle trips; and to eliminate the requirement for review of changes of use that result in an increase in parking demand (this will eliminate redundancy with Section 28-

9-4(d)(2)(d) of the Zoning Ordinance that requires Minor Site Plan review for construction of a parking lot to accommodate more than five (5) and less than twenty-five (25) vehicles).

The full text of the proposed zoning amendment 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).

REGULAR MEETING

11. Approval of the minutes of the [February 17, 2016](#) Planning Board Meeting.
12. Any other business which may legally come before the Board.
 - a. Discussion regarding possible interest in a Planning Board member serving on the Transportation Policy Advisory Committee

INFORMATION

13. Minutes of the [March 8, 2016](#) Design Review Committee meeting.
14. Next regular monthly meeting on Wednesday, April 20, 2016.