



**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
April 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.

Applications to be Postponed:

Application by Timothy Aguilar, on behalf of [Granite State Baptist Church](#), requesting Major Site Plan approval to redevelop an existing one-story garage into a two-story place of assembly with a parking lot and related site improvements at 236 Sheep Davis Road in the RO (Open Space Residential) and Industrial (IN) Districts. Map/Block/Lot: 111/2/6 (2016-14) **The applicant has requested to be postponed until the May 18, 2016 Planning Board meeting.**

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

Please note: If the application is determined complete by the Planning Board, public testimony will be taken at the next planning board meeting scheduled for May 18, 2016 for which additional notice to abutters will not be sent.

1. Application by T. F. Bernier, on behalf of [Robert J. and Melinda A. Harrison](#), requesting Major Subdivision Plan approval to create a 4-lot subdivision at 44 Carter Hill Road in the RO (Open Space Residential) Districts. Also requested are two Conditional Use Permits, to allow conventional development where a cluster development would otherwise be required, and to allow disturbance of a wetland buffer. Map/Block/Lot: 51/Z5 (2016-17)
2. Application by Chris Nadeau, on behalf of [Hodges Development Corp.](#), requesting Major Site Plan approval and three Conditional Use Permits to construct three new structures, along with related parking, landscaping, and lighting improvements at 192-196 Loudon Road in the General Commercial (GC) District. Map/Block/Lot: 117D/2/9 & 117D/2/10 (2016-20)

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.

3. 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 Siena Investments, LLC requesting ADR approval to install two (2) new 29.07 sf internally illuminated wall signs at [310 Loudon Road](#) in the Gateway Performance (GWP) District. *MBL: 111/F1/2*
 - b. Application by [Nouria Energy Corporation](#), on behalf of Gabriele Realty, LLC requesting ADR approval to install five internally illuminated replacement signs: one (1) 34.1 sf freestanding sign; two (2) 7.8 sf canopy signs; and two (2) 23.2 sf wall signs at 242 Sheep Davis Road in the Industrial (IN) District. *MBL: 111/2/9*
 - c. Application by [Tucker's](#), on behalf of Arthur P. Thomas, requesting ADR approval to install one (1) replacement 40.0 sf internally illuminated freestanding sign at 80½ South Street in the Neighborhood Commercial (CN) District. *MBL: 31/3/13*
 - d. Application by [The Little Crêperie](#), on behalf of Associated Enterprises, Inc. requesting ADR approval to install one (1) new 13.25 sf externally illuminated affixed sign at 138 N. Main Street in the Central Business Performance (CBP) District. *MBL: 45/6/13*
 - e. Application by [Tanorama of Concord](#), on behalf of Wait Langdon Trustee and The Will of Alice Ward, requesting ADR approval to install one (1) 20.0 sf internally illuminated panel sign in an existing freestanding sign at 89 Fort Eddy Road in the Gateway Performance (GWP) District. *MBL: 46/A1/9*
 - f. Application by [Smokeshow Barbeque](#), on behalf of Wait Langdon Trustee and The Will of Alice Ward, requesting ADR approval to install one (1) replacement 14.0 sf internally illuminated wall sign and one (1) 18.91 sf non-illuminated panel in an existing freestanding sign at 89 Fort Eddy Road in the Gateway Performance (GWP) District. *MBL: 46/A1/9*
 - g. Application by [Wild Orchid](#), on behalf of Wait Langdon Trustee and The Will of Alice Ward, requesting ADR approval to install one (1) 18.91 sf non-illuminated panel in an existing freestanding sign at 89 Fort Eddy Road in the Gateway Performance (GWP) District. *MBL: 46/A1/9*
 - h. **Public Hearings** – For any item(s) pulled from the Consent Agenda
4. Application by Sheldon Pennoyer, on behalf of [Remi's Block, LLC](#), requesting ADR approval for renovation of the façade of a 5-story building, including three storefronts, at 148-158 N. Main Street in the Central Business Performance (CBP) District. *MBL: 45/6/14*
5. Application by Bedford Design Consultants, on behalf of RJ Moreau Communities, LLC, requesting ADR approval as part of a Major Site Plan application for a twenty-six (26) unit multi-family townhouse style Planned Unit Development (a.k.a. [The Vineyards North](#)) off of Kyle

Road in the Single-Family Residential (RS) and Medium Density Residential (RM) Districts.
Map/Block/Lot: 193P/54 (2016-08)

End of Consent Agenda

Conditional Use Permit Applications:

6. Application by [Moira Brouillard](#), on behalf of Martell Monument Properties, LLC, requesting a Conditional Use Permit approval to permit widening an existing 12 ft. wide driveway to 18 ft., whereas 24 ft. is required. A second Conditional Use Permit approval is requested to permit a driveway separation of 30.7 ft., whereas 200 ft. is required at 294 N. States Street in the Industrial (IN) District. Map/Block/Lot: 69/2/7 & 69/2/8 (2016-16)

Subdivision Plan Applications:

7. Application by T.F. Bernier, Inc., on behalf of [Sorrento Investments, LLC](#) & Gubbio Investment Associates, LLC, requesting a Minor Subdivision Plan approval to adjust the boundary line between Land Condominium Units 1 and 3 at 9 Triangle Park Drive in the GWP (Gateway Performance) District. Map/Block/Lot 111H/4/10 & 111H/4/24 (2016-13)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
8. Application by Richard D. Bartlett & Associates, on behalf of [Matthew & John Gaudet](#), requesting a Minor Subdivision Plan approval to subdivide one 29.73 acre lot into 3 single-family residential lots at 55 Hot Hole Pond Road in the RO (Open Space Residential) District. Map/Block/Lot 120/2/3 (2016-18)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Site Plan Applications:

9. Application by Richard D. Bartlett & Associates, on behalf of [Northland Industrial Truck Co. Inc.](#), requesting a Minor Site Plan approval for a change-of-use to convert 19,000 SF of warehouse and distribution use to rental, sales, and equipment repair, at 114 Hall Street in the IN (Industrial) and RO (Open Space Residential) Districts. The applicant also requests a Conditional Use Permit to permit sales, rental, or repair of construction equipment within the IN (Industrial) District. Map/Block/Lot 5/1/1 (2016-19)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
10. Application by 16 Antrim Road, on behalf of [Rymes Oil & Propane](#), requesting a Minor Site Plan approval for a proposed future parking lot at 257 Sheep Davis Road in the GWP (Gateway

Performance) District. The applicant also requests a Conditional Use Permit to construct fewer parking spaces than required. Map/Block/Lot 111/H4/8 (2016-21)

- a. Determination of Completeness
- b. Public Hearing
- c. Deliberations and Action on the Application

11. Application by VHB on behalf of [St. Paul's School](#), requesting Minor Site Plan approval for the renovation of the Moore Visual Arts Building and Crumpacker Art Gallery, including a total 1,635 SF building additions and an exterior terrace, at 11 and 18 Halcyon Place in the IS (Institutional) District. Map/Block/Lot 108/2/17 (2016-22)

- a. Determination of Completeness
- b. Public Hearing
- c. Deliberations and Action on the Application

12. 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 (2016-08)

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

REGULAR MEETING

13. Emergency Organization Meeting

a. Due to the recent resignation announcement by our long-standing Chairman of the Planning Board, the Board will hold an election for a Chairperson to serve out the remainder of 2016.

14. The Planning Board will hold a workshop to consider the following proposed amendments to the Zoning Ordinance:

Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance; Article 28-4, Development Design Standards, by amending Section 28-4-6, Manufactured Housing Parks and Subdivisions and the Glossary. The purpose of the amendments is to reduce the minimum building setbacks for [carports within manufactured housing parks](#) and to insert a new definition for "Carport."

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).

15. The Planning Board will hold a workshop to consider the following proposed amendment to the Zoning Map petitioned by Forget and Boucher, LLC:

Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance; Article 28-2, Zoning Districts and Allowable Uses, Section 28-2-3(a), The Zoning Base District Map, by converting portions of a parcel currently zoned Single Family Residential (RS) District and Industrial (IN) District to a Highway Commercial (CH) District for property located at 175 Manchester Street (Concord Nissan).

The full text of the proposed zoning map 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).

16. Approval of the minutes of the [March 16, 2016](#) Planning Board Meeting.
17. Any other business which may legally come before the Board.

INFORMATION

18. Minutes of the [April 12, 2016](#) Design Review Committee meeting.
19. Next regular monthly meeting on Wednesday, May 18, 2016.