



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
May 18, 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):

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 June 15, 2016 for which additional notice to abutters will not be sent.

1. 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 at 236 Sheep Davis Road in the RO (Open Space Residential) and Industrial (IN) Districts. Map/Block/Lot: 111/2/6 (2016-14) **Determination of Completeness postponed from the April 20, 2016 Planning Board meeting.**
2. Application by Jonathan Chorlian, on behalf of the Roman Catholic Bishop of Manchester, requesting a Major Site Plan approval to convert the former [Sacred Heart Church](#) into ten (10) residential units and to construct a parking lot and two (2) detached garage structures. Also requested is a Major Subdivision approval for the condominium conversion of the ten (10) residential units at 54 Pleasant Street in the Civic Performance (CVP) District. Map/Block/Lot: 36/3/14 (2016-30 / 2016-29)
3. Application by Nobis Engineering on behalf of Concord [Christian Academy](#) requesting a Major Site Plan approval for the construction of a 38,565 sf building addition and expanded parking at 37 Regional Drive in the Office Park Performance District (OFF). In addition, the Applicant is requesting a Conditional Use Permit for Shared Parking Arrangements. Map/Block/Lot: 110/1/21 (2016-27)

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.

4. 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 [Stratham Tire](#) on behalf of Lionel R. Labonte Revocable Trust of 2011 requesting ADR approval to relocate one (1) existing 42 sf internally illuminated sign to the top of an existing steel sign post structure at 92 Manchester Street in the Central Business Performance (CBP). District *MBL: 110/D3/9*
 - b. Application by [Nouria Energy Corporation](#), on behalf of GTY MA/NH Leasing, Inc., requesting ADR approval to install one (1) 192 sf internally illuminated freestanding replacement sign; and two (2) new 7.8 sf canopy signs at 24 Loudon Road in the Gateway Performance (GWP) District. *MBL: 114/2/1*
 - c. Application by [Wild Orchid Enterprises](#) on behalf of Wait Langdon Trustee and The Will of Alice Ward, requesting ADR approval to install one (1) replacement 24 sf wall sign at 89 Fort Eddy Road in Gateway Performance (GWP) District. *MBL: 46/A1/9*
 - d. Application by [Contractors Risk Management](#), Inc. requesting ADR approval to install one (1) 16 sf non-illuminated replacement panel in an existing freestanding sign at 33 Stickney Ave in the Opportunity Corridor Performance (OCP) District. *MBL: 56/2/9*
 - e. Application by [Cumberland Farms, Inc.](#) requesting ADR approval for the following internally illuminated replacement signs: one (1) 23.71 sf affixed sign consisting of channel letters; one (1) 28 sf freestanding sign; and two (2) 3.6 sf freestanding directional signs at 196 N. Main Street in the Urban Commercial (CU) District. *MBL:46/4/3 (2016-31)*
 - f. **Public Hearings** – For any item(s) pulled from the Consent Agenda

End of Consent Agenda

Conditional Use Permit Applications:

5. Application by T.F. Bernier on behalf of [All State Builders](#) requesting a CUP to impact 3,530 sf of wetland buffer for the construction of a driveway to a single family residence at 7 Deer Track Lane in the Residential Open Space (RO) District. Map/Block/Lot: 98/2/34 (2016-26)

Subdivision Plan Applications:

6. Application by Jonathan Chorlian, on behalf of the [Roman Catholic Bishop of Manchester](#), requesting a Minor Subdivision approval to subdivide one lot into two and approval of a

Comprehensive Development Plan, in conjunction with a project to convert an existing church into a ten (10) unit residential condominium at 54 Pleasant Street in the Civic Performance (CVP) District. Map/Block/Lot: 36/3/14 (2016-28) **The applicant has requested to postpone the public hearing until the June 15th, 2016 Planning Board meeting.**

- a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
7. 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 is a CUP to allow conventional development where a cluster development would otherwise be required. Map/Block/Lot: 51/Z5 (2016-17)
- a. Public Hearing
 - b. Deliberations and Action on the Application

Site Plan Applications:

8. 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. Also requested is Architectural Design Review Approval for the proposed development. Map/Block/Lot: 117D/2/9 & 117D/2/10 (2016-20)
- a. Public Hearing
 - b. Deliberations and Action on the Application

Proposed Zoning Amendments:

9. 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).

10. 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).

11. Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance; Article 28-9, Administration and Enforcement, by amending Section 28-9-4(f), Architectural Design Review, to require Planning Board approval at a public meeting instead of a public hearing.

The full text of the proposed 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).

Proposed Subdivision and Site Plan Regulation Amendments:

12. Amend Sections 10.02(4), 14.01, 14.02, 15.01, 15.02(2), and 16.02(2) of the Subdivision Regulations to reduce the number of full sized paper copies of plan sets required from eight (8) to five (5) for Major Subdivisions, and require a digital copy for all submissions.

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).

13. Amend Sections 14.01, 14.02, 15.01, 15.02(2), and 16.02(2) of the Site Plan Regulations to reduce the number of full sized paper copies of plan sets required from eight (8) to five (5) for Major Site Plans, and require a digital copy for all submissions.

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).

REGULAR MEETING

14. **City Council Referrals – Tax Deeded Properties**
 - 101 Washington Street (Penacook)
 - 8 Coral Street
15. Approval of the minutes of the April 20, 2016 Planning Board Meeting.
16. Any other business which may legally come before the Board.

INFORMATION

17. Minutes of the May 10, 2016 Design Review Committee meeting.
18. Next regular monthly meeting on Wednesday, June 15, 2016.