



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

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**PLANNING BOARD
AGENDA
Regular Meeting
June 15, 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 July 20, 2016 for which additional notice to abutters will not be sent.*

1. Application by Nobis Engineering on behalf of [Capital Region Health Care Corporation](#) (Concord Hospital) requesting Major Site Plan Approval to demolish an existing parking deck and construct a 4 ½ level parking structure within the existing footprint at 139 Langley Parkway (south of Granite Ledges), in the Institutional (IS) District. Also requested is a Conditional Use Permit to disturb approximately 10,000 square feet of the 50-ft. wetland buffer and Architectural Design Review approval for the proposed site plan and building elevations. Map/Block/Lot: 95/3/4F (2016-33)

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 [The Rowley Agency](#) requesting ADR approval to install one (1) new 121.5 sf wall sign consisting of internally illuminated channel letters at 45 Constitution Drive in the Opportunity Corridor Performance (OCP) District. MBL: 594/Z 5
- b. Application by [The Crazy Goat](#), on behalf of Emin and Nina Halilovic, requesting ADR approval to install one (1) 32 sf internally illuminated replacement wall sign; and one (1) 40 sf hanging sign at 76 N. Main Street in the Central Business Performance (CBP) District. MBL: 45/1/12
- c. Application by [U-Haul](#), on behalf of Twenty-Seven SAC Self Storage, requesting ADR approval to install the following internally illuminated replacement signs on an existing freestanding sign: two (2) 82 sf signs; two (2) 12.25 sf signs; four (4) 48 sf signs; and two (2) 16 sf signs at 29 Stickney Avenue in the Opportunity Corridor Performance (OCP) District. MBL: 46/A2/2
- d. Application by [Metro PCS](#), on behalf of Hades Basile N. Trustees, requesting ADR approval to install the following internally illuminated replacement signs: one (1) 37.5 sf wall sign and one (1) 20 sf hanging sign at 32 N. Main Street in the Central Business Performance (CBP) District. MBL: 45/7/1
 - **Staff does not support the proposed sign(s) as submitted and recommends that the Applicant return to the Architectural Design Review Committee with revisions as discussed during the June 6, 2016 ADRC meeting.**
- e. Application by [Rymes Propane & Oils, Inc.](#) requesting ADR approval to install the following new internally illuminated signs: one (1) 115 sf wall sign, one (1) 45 sf wall sign, and one (1) 148 sf freestanding sign at 257 Sheep Davis Road in the Gateway Performance (GWP) District. MBL: 111/H4/8.
 - **Staff supports the Architectural Design Review Committee recommendation to approve subject to the condition that the background for the heating oil price sign be changed to white as discussed during the June 6, 2016 ADRC meeting.**
- f. **Public Hearings** – For any item(s) pulled from the Consent Agenda

End of Consent Agenda

Amendments to Previously Approved Plans:

3. Attorney Richard Uchida on behalf of [Calamar Elderly Housing](#) requesting approval of a partial refund of the Transportation Facilities Impact Fee paid for a previously approved Major Site Plan approval for a 140 unit elderly (over 62 years old) 3 story housing development proposed for 23 Triangle Park Drive in the GWP (Gateway Performance) and the OFP (Office Performance) Districts. Map/Block/Lot: 111B/1/16 (2015-0001)

Subdivision Plan Applications:

5. 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) *Postponed from the May 18, 2016 Planning Board Meeting.*

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

Site Plan Applications:

6. Application by Jonathan Chorlian, on behalf of the [Roman Catholic Bishop of Manchester](#), requesting a Major Site Plan approval and Architectural Design Review 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)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

7. Application by Richard Bartlett, LLC, on behalf of [Daniel & Nicole Whyte Rev. Trust](#), requesting Minor Site Plan Approval to convert a 3-unit multifamily residence into a 4-unit multifamily residence and construct a 5 space parking lot. Also requested are two Conditional Use Permits (CUP): a CUP is requested to allow the construction of a second driveway with inadequate separation and road frontage; and a CUP is requested to allow an 18 foot wide driveway where 24 foot width is otherwise required, at 37 Clinton Street in the Single-Family Residential (RS) District. Map/Block/Lot: 21/5/2 (2016-32)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

8. Application by Nobis Engineering on behalf of [Concord Christian Academy](#) requesting a Major Site Plan approval and Architectural Design Review approval for the construction of a 38,565 sf building addition and expanded parking at 37 Regional Drive in the Office Park Performance District (OFP). In addition, the Applicant is requesting a Conditional Use Permit for Shared Parking Arrangements. Map/Block/Lot: 110/1/21 (2016-27)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

9. Application by Timothy Aguilar, on behalf of [Granite State Baptist Church](#), requesting Major Site Plan approval and Architectural Design Review 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)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

REGULAR MEETING

10. Approval of the minutes of the [May 18, 2016](#) Planning Board Meeting.
11. Any other business which may legally come before the Board.

INFORMATION

12. Minutes of the [June 7, 2016](#) Design Review Committee meeting.
13. Next regular monthly meeting on Wednesday, July 20, 2016.