



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

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City Planner

**CITY OF CONCORD
PLANNING BOARD AGENDA
Regular Meeting**

Wednesday August 17, 2016

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order
2. Roll Call
3. Approval of the Meeting Minutes

[July 20, 2016](#) Planning Board Meeting Minutes

Attachments:

4. Planning Board Chair Overview of Agenda
5. Determination of Completeness for Major Site Plan and Subdivision Applications

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 September 21, 2016 for which additional notice to abutters will not be sent.

- 5A. Application by Keach-Nordstrom & Associates on behalf of [Aranosian Oil Company](#) and John Aranorian, et al, requesting Major Site Plan, Architectural Design Review, and Conditional Use Permit approvals to raze the existing car wash and Mobil Mart, preserving the existing 12 station fuel dispensary, add four new fueling stations under the existing canopy, construct a 6,116 square foot building consisting of a 2,777 square foot Mobil Mart and a 3,339 square foot restaurant, and associated parking at 110 Loudon Road. The applicant also proposes to raze the existing Sunoco station and remove existing fueling canopy and underground fuel tanks at 116 Loudon Road. Lastly, the applicant proposes to construct additional parking spaces at 118 Loudon Road in the General Commercial (CG) District. 110 and 116 Loudon Road (Lots 18 & 2 respectively) would be merged as a condition of approval (118 Loudon Road [Lot 19] would remain as a separate lot). Map/Block/Lot: 116/7/18, 116/7/2, and 116/7/19 (2016-44)

****Consent Agenda Items****

6. Architectural Design Review Applications – Signs

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 be held under the public hearing portion of the agenda.

- 6A. Application [Qing Success LLC](#) requesting ADR approval to install one (1) new 25.34 sf internally illuminated wall sign at 79 South Street in the Neighborhood Commercial (CN) District. *MBL: 30/2/15*

Attachments:

- 6B. Application by [Bercar LLC](#) requesting ADR approval to install one (1) new 40 sf non- illuminated replacement monument sign at 54 Regional Drive the Office Performance (OFP) District.
MBL:111/G1/31

Attachments:

****End of Consent Agenda****

Public Hearings

7. Architectural Design Review Applications – For sign permit applications pulled from the consent agenda and for building permit applications for any exterior alterations within the performance districts.

- 7A. Application by Sheldon Pennoyer, on behalf of [Remi's Block, LLC](#), requesting ADR approval to relocate three (3) balconies from the east side of the building to the north side of the building as part of an ongoing renovation of a 5-story mixed use building at 148-158 N. Main Street in the Central Business Performance (CBP) District. *MBL: 45/6/14*

Attachments:

- 7B. Application by [United Church of Penacook](#) requesting ADR approval to replace a handicap accessible ramp at 21 Merrimack Street, Penacook in the Central Business Performance (CBP) District. *MBL: 543/P33 (2015-26)*

Attachments:

8. Amendments to Previously Approved Plans

- 8A. Application by Holden Engineering, on behalf of [Paul Morrisette](#) to amend a recent conditionally approved three-lot subdivision plan to include an additional waiver request. The parcel is located at 283 Oak Hill Road in the RO (Open Space Residential) District.
Map/Block/Lot: 120/1/36 (2014-0058)

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

Attachments:

9. Subdivision Applications

- 9A. Application by Brown Engineering & Surveying on behalf of the [Pamela R. Tarbell Trust](#), Pamela R. Tarbell, Trustee, requesting Minor Subdivision approval to subdivide one residential lot into three at Currier Road and Shenandoah Drive in the Open Space Residential (RO) District. The applicant is also requesting a Conditional Use Permit to impact approximately 1200 square feet of the 50' wetland buffer for the construction of the proposed Lot 2 driveway. Map/Block/Lot: 98/2/1 (2016-40)

Attachments:

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

10. Site Plan Applications

- 10A. Application by Holden Engineering on behalf of [Osborne's Agway](#) requesting Minor Site Plan and Architectural Design Review approval to construct a 1,760 square foot retail addition and extend the existing roof (adjacent to the addition) by 22 ft. to create 1,980 square feet of covered outdoor warehouse space at 258 Sheep Davis Road in the Gateway Performance (GWP) District. Map/Block/Lot: 111/H 3/4 (2016-41)

Attachments:

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

- 10B. Application by RMS Realty on behalf of [Agile Magnetics](#) requesting Minor Site Plan approval to construct a 16 space parking lot expansion and associated stormwater controls at 24 Chenell Drive in the Industrial (IN) District. Map/Block/Lot: 111/G 1/47 (2016-42)

Attachments:

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

- 10C. Application by McCourt Engineering Associates on behalf of [Efthimios and Mercy Konstantopoulos](#) requesting Minor Site Plan approval to raze an existing 4,640 square foot two-story ell and construct a 3,642 square foot single-story addition, a portion of which will be located along the westerly side of the building, at 239 Loudon Road in the General Commercial (CG) District. The Applicant is also requesting a Conditional Use Permit to allow the use of the two driveways where there is insufficient frontage and separation. Map/Block/Lot: 111/C 1/5 (2016-43)

Attachments:

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

Regular Meeting

12. Any other business which may legally come before the Board.

Information

13. Minutes of the [August 9, 2016](#) Design Review Committee meeting.

14. Next regular monthly meeting on Wednesday, September 21, 2016.

Note: To review meeting agendas please visit the City's Website at <http://www.concordnh.gov/index.aspx?nid=273> or view the notice posted at City Hall.

All City of Concord public meetings are accessible for persons with disabilities. Any person who feels that he or she may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8515 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.

For meetings held in the City Council Chambers, any person who is unable to access the upper level of the Council Chambers to address the City Council or any other public body may use the podium and/or microphone located at the lower level of the Council Chambers. Other reasonable accommodations may be available upon request.

Posted on: 8/10/16