



CITY OF CONCORD

New Hampshire's Main Street™

PLANNING BOARD AGENDA

Wednesday September 21, 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
August 17, 2016 Planning Board Meeting Minutes
Attachments: [Minutes](#)
4. Planning Board Chair Overview of Agenda

*****Consent Agenda Items*****

5. Design Review Applications by Consent – If an applicant, Planning Board member, or audience member wishes to remove an item from the Consent Agenda for discussion, it will be pulled for consideration during the public hearing segment of the agenda.
 - 5A. Millwood Partners LP VII requesting ADR approval to install one (1) new 24 sf wall sign at 248 Sheep Davis Road in the Gateway Performance (GWP) District. *MBL: 111/H3/3*
Attachments: [Application](#)
 - 5B. Dunkin Donuts, on behalf of D'Angelo Inc., requesting ADR approval to install one (1) 72 sf freestanding replacement sign, and one (1) 38 sf replacement wall sign at 121 S. Main Street in the Urban Commercial (CU) District. *MBL:28/1/5*
Attachments: [Application](#)

- 5C. Key Collision requesting ADR approval to install one (1) new 98.37 sf freestanding sign and one 47.32 sf wall sign consisting of channel letters at 94 Manchester Street in the Highway Commercial (CH) District. MBL: 110/D3/10

Attachments: [Application](#)

- 5D. Nitco Northland JCB, on behalf of Elmwood Industrial Park LLC, requesting ADR approval to install one (1) new 27 sf freestanding sign and one (1) new 96 sf wall sign at 114 Hall Street in the Industrial (IN) District MBL: 5/1/1.

Attachments: [Application](#)

- 5E. Aranosian Oil Company, Inc. requesting ADR approval to install five (5) new signs, including two (2) 13.6 sf canopy signs, one (1) 38 sf freestanding sign, one (1) 37 sf wall sign, and one (1) 49 sf wall sign at 110 Loudon Road in the General Commercial (CG) District. MBL:116/7/18

Attachments: [Application](#)

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

Public Hearings

6. Design Review Applications – For sign applications pulled from the consent agenda, and building permit applications for exterior alterations in performance districts.

7. Subdivision Applications

- 7A. Application by Richard D. Bartlett & Associates, on behalf of Geraldine T. Kelly, Jeffrey S. Abbott, Sr., and William T. Guinn, requesting Minor Subdivision approval for a lot line adjustment between three existing lots at 54 Pembroke Road, 56 Canterbury Road, and 23 Robinson Road in the Single Family Residential (RS) District. MBL: 117C/1/3, 117C/1/9, & 117C/1/11 (2016-45)

Attachments: [Report](#)
[Plan](#)
[Supplemental Materials](#)

8. Site Plan Applications

- 8A. Application by Keach-Nordstrom & Associates on behalf of Aranosian Oil Company, requesting Major Site Plan and Conditional Use Permit approvals to demolish two (2) existing gas stations and a car wash, remove an existing fuel canopy and underground fuel tanks, install four (4) new fueling stations under an existing canopy to remain, and construct a new 6,116 sf building and related site improvements, including landscaping, lighting, and parking at 110-118 Loudon Road in the General Commercial (CG) District. MBL: 116/7/18, 116/7/2, & 116/7/19 (2016-44)

Attachments: [Report](#)
[Plan](#)

[Supplemental Materials](#)

9. Other Items

- 9A. Development of Regional Impact in Canterbury – Application by JTG Properties, LLC for property on Riverland Road in Canterbury to construct a new 11,950 sf commercial building for the purpose of housing and restoring antique trucks, and rental/storage space for lease. In accordance with RSA 674:53, the City of Concord Planning Board must approve the project, as the sole means of access to the property is through Old Boyce Road in Concord.

Attachments: [Report](#)
 [Plan](#)

Other Business

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

Adjournment

Information

- Inf1 Design Review Committee Minutes
 September 13, 2016 Design Review Committee Minutes

Attachments: [Minutes](#)

- Inf2 Next regular monthly meeting on Wednesday, October 19, 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.