



CITY OF CONCORD

New Hampshire's Main Street™

PLANNING BOARD AGENDA

Wednesday October 19, 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
September 21, 2016 Planning Board Meeting Minutes
Attachments: [Minutes](#)
4. Planning Board Chair Overview of Agenda

****Consent Agenda Items****
5. Determination of Completeness for Site Plan and Subdivision Applications by Consent
 - 5A. Irving Oil Corporation requesting Major Site Plan approval for existing site work not previously approved, and a CUP to install a new 30,000 gallon above ground propane tank next to two existing 30,000 gallon tanks at 54 Chenell Drive in the Industrial (IN) District. *MBL: 111G/1/21 (2016-37)*

Attachments: [Report](#)
[Plan](#)
[Supplemental Materials](#)
6. 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. Otherwise, consent items are approved subject to the recommendations of the Design Review Committee.

- 6A. Key Collision of Concord requesting ADR approval to a new freestanding sign and a new wall sign consisting of channel letters at 94 Manchester Street in the Highway Commercial (CH) District. *MBL: 110/D3/10*

Attachments: [Application](#)

- 6B. Mattress Firm, on behalf of Joseph Concord New Hampshire Trust, requesting ADR approval to replace a sign panel in two separate freestanding signs at 77 Fort Eddy Road in the Gateway Performance (GWP) District. *MBL:641/Z 45*

Attachments: [Application](#)

- 6C. Cleary Cleaners, Inc., on behalf of Barbara Rosenfield Revocable Trust, requesting ADR approval for a replacement billboard-style roof sign installed without a permit at 82-84 South Main Street in the Urban Commercial (CU) District. *MBL: 28/2/4*

Attachments: [Application](#)

- 6D. Wow Fried Chicken and Subs, on behalf of Arthur W. Aznive Trustee, requesting ADR approval for a new wall sign at 7 Depot Street in the Central Business Performance (CBP) District. *MBL: 45/7/4*

Attachments: [Application](#)

- 6E. Polished Nails & Skin, on behalf of Lazio Investments LLC, requesting ADR approval for a replacement panel in a freestanding sign and a new wall sign at 341 Loudon Road in the Gateway Performance (GWP) District. *MBL: 111/F2/3*

Attachments: [Application](#)

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

Public Hearings

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

- 7A. Sprint/RadioShack, on behalf of DSM MB LLC, requesting ADR approval for a new wall sign consisting of internally illuminated channel letters at 96 Fort Eddy Road in the Gateway Performance (GWP) District. *MBL: 59/Z16*

Attachments: [Application](#)

- 7B. Dance Inspirations, on behalf of Millwood Partners LP VII, requesting ADR approval for a new wall sign at 248 Sheep Davis Road in the Gateway Performance (GWP) District. *MBL: 111/H3/3*

Attachments: [Application](#)

- 7C. Fire House Block Associates requesting ADR approval to replace an existing steam roof top air unit with a natural gas fired model at 46 Warren Street in the Civic Performance (CVP) District. *MBL: 44/4/1*

Attachments: [Application](#)

7D. Langdon Street Real Estate Inc. requesting ADR approval for exterior renovations, including new windows, entrance, canopy, and exterior wall sign at 7 Langdon Ave in the Opportunity Corridor Performance (OCP) District. *MBL: 25/B1/2*

Attachments: [Application](#)

8. Subdivision Applications

8A. Neil E. Burr, requesting Minor Subdivision approval for a lot line adjustment to remove an encroachment from City property at 10 Bow St. in the Single Family Residential (RS) District. *MBL: 9/1/1, (2016-48)*

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

8B. S&H Land Services, LLC, on behalf of Rachel Mitchell, requesting Minor Subdivision approval to create two (2) new lots at 20 Airport Road in the Single Family Residential (RM) District. *MBL: 115/3/11 (2016-47)*

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

8C. Diamond Hill Properties, requesting Minor Subdivision approval to create two (2) new lots at 64 Hooksett Turnpike, in the Open Space (RO) District. *MBL: 89/1/13 (2016-50)*

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

9. Site Plan Applications

9A. Keach-Nordstrom Associates, on behalf of Capital Region Health Care Corporation requesting Minor Site Plan approval to construct a 1,100 sf dining room addition at Granite Ledges, 151 Langley Parkway in the Industrial (IS) District. *MBL: 95/3/4D. (2016-49)*

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

10. Other Items

10A. North & South Construction Services, on behalf of Abbott Farm, LLC, requesting an extension for completion of subdivision phasing at 382 North State Street. *MBL: 71A/1/7 (2010-0048)*

Attachments: [Report](#)

[Plan](#)
[Supplemental Materials](#)

10B. Nobis Engineering, on behalf of Key Auto, requesting an amendment to a previously approved site plan to remove proposed improvements pertaining to the used auto sales and oil lube buildings at 94 Manchester Street in the Highway Commercial (CH) District. MBL: 110/D3/10 (2014-19)

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

Other Business

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

Adjournment

Information

Inf1 Design Review Committee Minutes
 October 11, 2016 Design Review Committee Minutes

Attachments: [Minutes](#)

Inf2 Next regular monthly meeting on Wednesday, November 16, 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.