



CITY OF CONCORD

New Hampshire's Main Street™

PLANNING BOARD AGENDA

Wednesday November 16, 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
October 19, 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. Otherwise, consent items are approved subject to the recommendations of the Design Review Committee.

5A. Mattress Firm, on behalf of Centerco Concord LLC, requesting ADR approval for a replacement panel in a freestanding sign and a new wall sign consisting of internally illuminated channel letters at 240 Loudon Road in the Gateway Performance (GWP) District. *MBL:111/B3/14*

Attachments: [Application](#)

5B. Marshalls, on behalf of Brixmor Capitol SC, LLC, requesting ADR approval to install two replacement wall signs consisting of internally illuminated channel letters at 80 Storrs Street in the Opportunity Corridor Performance (OCP) District. *MBL:35/B1/1*

Attachments: [Application](#)

- 5C. Jane Sylvia Salon, on behalf of Alexander J. Constant, requesting ADR approval to install a new externally illuminated wall sign at 35 South Main Street in the Central Business Performance (CBP) District. *MBL: 34/4/1*

Attachments: [Application](#)

- 5D. Merrimack Mortgage Co., on behalf of New Hampshire Troopers Association, Inc., requesting ADR approval to install a new wall sign at 109 North State Street in the Civic Performance (CVP) District. *MBL: 47/1/15*

Attachments: [Application](#)

- 5E. Rowley & Associates, requesting ADR approval to install a freestanding replacement sign at 46 N. State Street in the Civic Performance (CVP) District. *MBL: 46/2/3*

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. Site Plan Applications

- 7A. 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](#)

8. Other Items

- 8A. Horizons Engineering, on behalf of Freedom Village Cooperative, Inc., requesting a Conditional Use Permit (CUP) for disturbance of a wetland buffer to replace a culvert at 51 Fisherville Road in the RO (Open Space Residential) District. *MBL: 304/Z2 (2016-54)*

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

- 8B. H.L. Turner Group, on behalf of the City of Concord, requesting Major Site Plan review under RSA674:54, for renovation of the community center at 14 Canterbury Road, including demolition of a portion of the existing building and an addition to create a total of 30,743 sf. The project includes demolition of an existing single family home at 28 Canterbury Road in the Single Family (RS) District. *MBL: 117/2/10 & 117/2/12 (2016-56)*

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

Other Business

9. Zoning Amendments to the Public Facilities Impact Fee Ordinance – Public Hearing to be noticed for the December 21st Planning Board meeting

10. [Form Based Code](#) presentation by Staff

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

Adjournment

Information

Inf1 Design Review Committee Minutes
 November 8, 2016 Design Review Committee Minutes

Attachments: [Minutes](#)

Inf2 Next regular monthly meeting is Wednesday, December 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.

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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.