



CITY OF CONCORD

New Hampshire's Main Street™

PLANNING BOARD AGENDA

Wednesday December 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
November 16, 2016 Planning Board Meeting Minutes

Attachments: [Minutes](#)

4. Planning Board Chair Overview of Agenda

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

5. Determination of Completeness of Major Site Plan and Subdivision Applications
 - 5A. T.F. Bernier, Inc., on behalf of Strategic Contracting Company, LLC, requesting Major Subdivision approval for a 6-lot cluster subdivision off Hoit Road in the Medium Density Residential (RM) District. *MBL: 122/3/12 (2016-55)*
- 5B. Keach-Nordstrom Associates, on behalf of Goodwill Industries of Northern New England requesting Major Site Plan approval to renovate the existing facility and redevelop the existing parking lot at 204 Loudon Road in the General Commercial (CG) District. *MBL: 111B/2/6 (2016-60)*

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

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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. Mattress Firm, on behalf of Joseph Concord NH Trust, requesting ADR approval to install a new wall sign consisting of internally illuminated channel letters at 77 Fort Eddy Road in the Gateway Performance (GWP) District. *MBL:641/Z45*

Attachments: [Application](#)

6B. Cobblestone Pointe, on behalf of RM24 Holdings, LLC, requesting ADR approval to install a new monument sign at 23 Triangle Park Drive in the Office Park Performance (OFP) District. *MBL:111/B1/16*

Attachments: [Application](#)

6C. B. Good Food with Roots, on behalf of Nick Delegas, requesting ADR approval to install a new wall sign, and a replacement panel in a freestanding sign at 10 Fort Eddy Road in the Road in the Gateway Performance (GWP) District. *MBL:641/Z49*

Attachments: [Application](#)

6D. NH Charitable Foundation requesting ADR approval to install a new monument sign at 1 South Street in the Civic Performance (CVP) District. *MBL: 36/7/7*

Attachments: [Application](#)

6E. TF Bernier, Inc. requesting ADR approval to install a new monument sign at 50 Pleasant Street in the Civic Performance (CVP) District. *MBL: 36/5/14*

Attachments: [Application](#)

6F. Best Western Inn & Suites, on behalf of ISHA, Inc., requesting ADR approval to replace a freestanding sign, a monument sign, and two (2) directional signs at 97 Hall Street in the Opportunity Corridor Performance (OCP) District. *MBL: 6/1/2*

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.

8. Ordinance Amendments

8A. Article 28 of the Zoning Ordinance, Section 28-8-2, Determination of a Non-Conformity – add a subsection allowing lots that were voluntarily merged prior to January 1st, 1995 to be restored by City Council.

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

- 8B. Article 29.2 of the Public Capital Facilities Impact Fee Ordinance, Section 29.2-1-2, Assessment and Collection – require impact fees to be paid prior to issuance of a certificate of occupancy instead of prior to issuance of a building permit.

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

- 8C. Article 29.2 of the Public Capital Facilities Impact Fee Ordinance, Section 29.2-1-2(b), Computation of the Amount of Impact Fee – update the variable unit fee for Transportation, Recreation, and School Facilities in accordance with the annual inflationary rate.

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

Other Business

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

Adjournment

Information

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

Attachments: [Minutes](#)

- Inf2 Next regular monthly meeting is Wednesday, January 18, 2017

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.