



CITY OF CONCORD

New Hampshire's Main Street™

PLANNING BOARD AGENDA

Wednesday January 18, 2017

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
December 21, 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. Hatbox Theatre, LLC, on behalf of Steeplegate Mall Realty, LLC, requesting ADR approval to install a new externally illuminated wall sign at 270 Loudon Road, Suite 1161, in the Gateway Performance (GWP) District. *MBL:111/D1/5*
Attachments: [Application](#)
 - 5B. E-ZPass, on behalf of Bercar, LLC, requesting ADR approval to install a new wall sign at 54 Regional Drive in the Office Park Performance (OPF) District.
MBL:111/G1/31
Attachments: [Application](#)

- 5C. Granite State Baptist Church requesting ADR approval to install a new internally illuminated freestanding sign at 236 Sheep Davis Road in the Industrial (IN) District. *MBL:111/2/6*

Attachments: [Application](#)

- 5D. Lake Sunapee Bank, on behalf of Flomac Limited Partnership, requesting ADR approval to install a replacement wall sign, and a replacement panel in an existing freestanding sign, at 8 Loudon Road in the in the Gateway Performance (GWP) District. *MBL: 114/1/1*

Attachments: [Application](#)

- 5E. Lake Sunapee Bank, on behalf of PRM Holdings, LLC, requesting ADR approval to install a replacement wall sign at 43 N. Main Street in the Central Business Performance (CBP) District. *MBL: 45/1/6*

Attachments: [Application](#)

- 5F. Revival Kitchen & Bar, on behalf of Associated Enterprises, Inc., requesting ADR approval to install a new projecting sign at 11 Depot Street in the Central Business Performance (CBP) District. *MBL: 45/7/3*

Attachments: [Application](#)

- 5G. Chrysalis Counseling Center, on behalf of State Street Holdings LLC, requesting ADR approval to install a replacement sign between two existing sign posts at 112-114 South State Street in the Urban Transitional (UT) District. *MBL: 24/2/15*

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 and Subdivision Applications
- 7A. Horizons Engineering, Inc, on behalf of the Unitarian Universalist Church of Concord, requesting Minor Site Plan approval for the installation of ground mounted solar array at 274 Pleasant Street in the Institutional (IS) District. *MBL: 96/1/9 (2016-57)*
- Attachments:** [Report](#)
 [Plan](#)
 [Supplemental](#)
- 7B. Richard D. Bartlett & Associates, on behalf of GJC Associates, requesting Minor Subdivision approval for a lot line adjustment at 264 Pleasant Street in the Institutional (IS) and Open Space Residential (RO) Districts. *MBL: 95/3/1; 95/3/3;96/1/10 (2017-02)*

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

- 7C. F. Webster Stout, on behalf of Michael and Lynn Arsenault, requesting Minor Subdivision approval for a 2-lot subdivision at 193 East Side Drive in the Single Family Residential (RS) and Open Space Residential (RO) Districts. *MBL: 114H/1/2 (2017-01)*

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

- 7D. 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)* ***The applicant has requested to postpone the application until the February 17, 2017 Planning Board meeting.***

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

- 7E. 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](#)

8. Amendments to Approved Plans

- 8A. TF Moran, on behalf of Unitil Energy Systems, requesting an amendment to a previously approved Major Site Plan to relocate poles for the Unitil Broken Ground Substations & ROW at 259-261 Portsmouth Street in the Residential Open Space (RO) District. The Applicant also requests an amendment to a previously approved Conditional Use Permit to impact the wetland buffer. *MBL 113/2/19 (2015-15)*

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

- 8B. Brown Engineering, on behalf of Jeff & Margaret Clattenburg, requesting an amendment to a previously approved Conditional Use Permit to remove stumps within the wetland buffer at 23 Shenandoah Drive in the Residential Open Space (RO) District. *MBL 98/2/1 (2016-40)*

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

Supplemental

- 8C. Bastion Development requesting an amendment to a previously approved Major Subdivision Plan to extend the phasing deadlines for the Oxbow Bluff Development on Abbott Road in the Single Family Residential (RS) District. *MBL 202Z/6 (2005-67)*

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

9. Ordinance Amendments

- 9A. 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](#)

Other Business

10. Council Referral – Request for discontinuance of a portion of the Broad Cove Drive right-of-way

Attachments: [Report](#)

11. Lowes Report – Determination to allow bond to expire for a median on Fort Eddy Road

Attachments: [Report](#)

12. Town of Pembroke application – New Hampshire Army National Guard proposal for 96 Sheep Davis Road under RSA 674:54

Attachments: [Report](#)

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

Adjournment

Information

- Inf1 Design Review Committee Minutes
January 10, 2017 Design Review Committee Minutes

Attachments: [Minutes](#)

- Inf2 Next regular monthly meeting is Wednesday, February 15, 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.