



City of Concord

Agenda

Planning Board

Wednesday, August 19, 2020

7:00 PM

Zoom link: <https://zoom.us/j/754076629>

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the website address: <https://zoom.us/j/754076629> or by dialing the following phone # 1-929-205-6099 and using the password 754076629. For problems, please call 603-225-8515 or email at: planning@concordnh.gov.

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

July 15, 2020 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. **Determination of Completeness**

5A. Stantec, on behalf of the New Hampshire Air National Guard, requests Major Site Plan approval for a 14,700 sf addition and associated site improvements at 26 Regional Drive in the Industrial (IN) District.

Attachments: [Report](#)
[Plans](#)
[Waiver Request](#)

6. **Design Review Applications by Consent**

6A. Sanel Napa requests ADR approval for the installation of two new internally illuminated wall sign, a new non-illuminated monument sign, and the relocation of an existing non-illuminated monument sign at 102 Old Turnpike Road in the Industrial (IN) District.

Attachments: [Application](#)

- 6B. Barlo Signs, on behalf of Shaheen & Gordon, requests ADR approval for the replacement of a non-illuminated wall sign at 107 Storrs Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6C. Neopco Signs, on behalf Penumbra, requests ADR approval for the installation of two new, non-illuminated wall signs at 10 N. State Street, in the Central Businesses Performance (CBP) District.

Attachments: [Application](#)

- 6D. CVS Pharmacy requests ADR approval for the installation of two new internally illuminated wall signs, the replacement of two internally illuminated and one non-illuminated wall signs, and the replacement of an internally illuminated freestanding sign at 4 Hall Street in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6E. Advantage Signs, on behalf of 58 NSS Property LLC, requests ADR approval for the replacement of a freestanding sign at 58 N. State Street in the Civic Performance (CVP) District.

Attachments: [Application](#)

- 6F. Col's Kitchen requests ADR approval for the installation of a new externally illuminated projecting sign at 55 S. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6G. Granite State Credit Union requests ADR approval for the replacement of a non-illuminated wall sign and a non-illuminated freestanding sign at 311 Sheep Davis Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

Public Hearings

7. Design Review Applications

- 7A. Landmark Sign, on behalf of Genesis, requests ADR approval for the replacement of four monument signs at 227 Pleasant Street in the Institutional (IS) District.

Attachments: [Application](#)

- 7B. Sheldon Pennoyer, on behalf of Remi Hinxhia, requests ADR approval for the construction of a rooftop terrace for outdoor dining at 60 Pleasant Street in the Civic Performance (CVP) District.

Attachments: [Application](#)

- 7C. Dan O'Brien Kia requests an amendment to a previous ADR approval for a façade renovation at 158 Manchester Street in the Highway Commercial (CH) District.

Attachments: [Application](#)**8. Site Plan, Subdivision and Conditional Use Permit Applications**

- 8A. Nobis Group, on behalf of CATCH Neighborhood Housing, requesting a one year extension of a Major Site Plan conditional approval for the construction of a multifamily residential development at 95 and 97 Village Street in the General Commercial (CG) District.

Attachments: [Report](#)
[Request for Extension](#)

- 8B. Douglas Hicks, on behalf of the Shaker Road School, requests Minor Site Plan approval for an amendment to a previously approved site plan for the construction of an open pavilion at 131 Shaker Road in the Medium Density Residential (RM) District.

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

- 8C. TFMoran, on behalf of Interchange Development LLC, and Bradley Whitney and Jennifer Habel, requests Design Review of a phased major site plan and condominium subdivision, which includes: a 80,775 sf supermarket with attached 22,483 sf retail and a separate 11,634 sf retail pad under Phase 1; 8 additional commercial buildings and a cell tower under Phase 2; and industrial development under Phase 3, for the property located at 1 Whitney Road in the Gateway Performance (GWP) District.

Attachments: [Report](#)
[Site Plans](#)
[Narrative](#)
[Site Plan Rendering](#)
[Architectural Elevations](#)**Other Business**

9. Nobis Group, on behalf of Brixmore Capitol SC, LLC, requests Major Site Plan approval for the construction of two buildings at 80 Storrs Street in the Opportunity Corridor Performance (OCP) District. The applicant has requested to postpone to the September 16th Planning Board meeting.

10. Mountain Lake Heating/Fuel, LLC requests Minor Site Plan approval for the conversion of a two-unit building to a four-unit building and the construction of additional parking spaces at 28 South Street in the Downtown Residential (RD) District. The applicant has requested to postpone until the September 16th, 2020 Planning Board meeting.
11. Any other business which may legally come before the Board.

Adjournment

Information

August 4, 2020 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, September 16th, 2020

Note: To review meeting agendas please visit the City's Website, www.concordnh.gov, 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.