



# City of Concord

## Agenda Planning Board

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Wednesday, July 17, 2024

7:00 PM

City Council Chambers  
37 Green Street  
Concord, NH 03301

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1. **Call to Order**

2. **Roll Call**

3. **Approval of Meeting Minutes**

June 18, 2024 Planning Board meeting minutes

**Attachments:** [Minutes](#)

4. **Agenda Overview**

***\*\*Consent Agenda\*\****

5. **Design Review Applications by Consent**

- 5a. Darcie Roy Sign Permits and PSCO Sign Groups, on behalf of Santander, request architectural design review approval for a new 45-square-foot internally illuminated freestanding pylon sign and two new 17.6-square-foot internally illuminated wall signs at 73 West St in the Neighborhood Commercial (CN) District.

**Attachments:** [Application](#)

- 5b. American Sign Inc., on behalf of Sierra, requests architectural design review approval for a new 90.65-square-foot internally illuminated wall sign, a new 2.5-square-foot hanging blade sign, and a new 24-square-foot internally illuminated tenant pylon panel sign at 10 Loudon Rd in the Gateway Performance (GWP) District.

**Attachments:** [Application](#)

- 5c. Kevin Rutter, on behalf of The Smoking Turtle, requests architectural design review approval for a new 24-square-foot externally illuminated wall sign at 9 Pleasant St Extension in the Central Business Performance (CBP) District.

**Attachments:** [New Application](#)  
[Previous Application](#)

- 5d. NEOPCO Signs, on behalf of Field & Fire, LLC, requests architectural design review approval for a new 29-square-foot non-illuminated wall sign at 82 N Main St in the Central Business Performance (CBP) District.

**Attachments:**    [Application](#)

- 5e. Signarama Concord, on behalf Bobcat, requests architectural design review approval for a new 59.95-square-foot non-illuminated wall sign at 309 Sheep Davis Rd in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)

- 5f. Signarama Concord, on behalf of Newbody, requests architectural design review approval for a new 7.87-square-foot and a new 1.82-square-foot non-illuminated window sign at 1 Merrimack St (Penacook) in the Central Business Performance (CBP) District.

**Attachments:**    [New Application](#)  
                              [Previous Application](#)

- 5g. Signarama Concord, on behalf of The Wedding Place, requests architectural design review approval for a new 7.8-square-foot and a new 3-square-foot non-illuminated window sign at 1 Merrimack St (Penacook) in the Central Business Performance (CBP) District.

**Attachments:**    [Application](#)

- 5h. SRsolarNH, on behalf of 41 South Main Street, LLC, requests architectural design review approval for installation of solar panels at 41 S Main St in the Central Business Performance (CBP) District. (2024-035)

**Attachments:**    [Plans](#)  
                              [Supplemental](#)

- 5i. ReVision Energy, on behalf of Fourkph, LLC, requests architectural design review approval for installation of a building-mounted solar collection system on a flat roof at 54 Regional Dr in the Office Park Performance (OFP) District. (2024-038)

**Attachments:**    [Application](#)

**6.    Extension Applications by Consent**

- 6a. Erik Jones, on behalf of Kalapa Realty Trust, requests approval for a one-year extension of the major site plan approval for a 21-unit elderly multi-family residential development at 61 Borough Rd in the Medium Density Residential (RM) District and the Single Family Residential (RS) District. (2022-44)

**Attachments:**    [2022-44 Staff Report](#)  
                              [2022-44 Application](#)

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

## **Public Hearings**

### **7. Design Review Applications**

- 7a. Expose Signs, on behalf of The John Flatley Company, requests architectural design review approval for a new 200-square-foot internally illuminated pylon sign at 10 Ferry St in the Opportunity Corridor Performance (OCP) District.

**Attachments:**    [Application](#)

- 7b. NEOPCO Signs, on behalf of Seth Hipple, requests architectural design review approval for a new 28-square-foot internally illuminated freestanding sign at 390 Loudon Rd in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)

### **8. Amendments**

- 8a. Tom Zajac and Hayner/Swanson, Inc., on behalf of Stickney Avenue, LLC, request approval for an amendment to a major site plan approval to move precedent condition 2 to subsequent conditions as a new subsequent condition 6. The site is addressed as 5-13 Stickney Ave in the Opportunity Corridor Performance (OCP) District. (2022-78)

**Attachments:**    [Staff Report](#)  
                              [Application](#)

### **9. Site Plan, Subdivision and Conditional Use Permit Applications**

- 9a. Granite Engineering, LLC and Brenton Cole, on behalf of Bradcore Holdings, LLC, request approvals for a major site plan application and architectural design review for an 8,250-square-foot building addition and accompanying circulation and parking improvements, and conditional use permit applications for disturbance to a wetland buffer and an alternative parking arrangement for the construction of fewer parking spaces than what is required. Also requested are waivers from certain Site Plan Regulations. The site is addressed as 391 Loudon Rd, operating as Chappell Tractor Sales, LLC, in the Gateway Performance (GWP) District. (2024-018) The applicant continued this application to a date certain of September 18, 2024.
- 9b. Jonathan Devine and TFMoran, Inc., on behalf of West Street Keene, LLC, request approval for a minor site plan application and architectural design review for an 1,800-square-foot addition to an existing building at 313 Loudon Rd in the Gateway Performance (GWP) District. (2024-034) The applicant continued this application to a date certain of August 21, 2024.
- 9c. Richard D. Bartlett & Associates, LLC, on behalf of Thomas and Allison Kuepper, requests approval for a minor subdivision application and certain waivers from the Subdivision Regulations to divide one existing lot into two lots at 61 Mountain Rd in the Single Family Residential (RS) District. (2024-043)

**Attachments:**    [2024-043 Staff Report](#)  
                              [2024-043 Plans](#)  
                              [2024-043 Supplemental](#)

- 9d. Richard D. Bartlett & Associates, LLC, on behalf of Boys & Girls Clubs of Central New Hampshire, Inc., requests approvals for a minor subdivision application and certain waivers from the Subdivision Regulations for a two-unit condominium subdivision at 76 Community Dr in the Neighborhood Residential (RN) District. (2024-040)

**Attachments:**    [2024-040 Staff Report](#)  
                              [2024-040 Plans](#)  
                              [2024-040 Supplemental](#)

- 9e. Ari B. Pollack and Gallagher, Callahan & Gartrell, PC, on behalf of Onyx Steeplegate Concord, LLC, request approvals for an amendment to a major site plan approval and certain waivers from the Site Plan Regulations to demolish portions of the existing/former Steeplegate Mall at 270 Loudon Rd in the Gateway Performance (GWP) District. (2024-039)

**Attachments:**    [2024-039 Staff Report](#)  
                              [2024-039 Narrative](#)  
                              [2024-039 Original 1999 Site PPlan](#)  
                              [2024-039 Site Photos](#)  
                              [2024-039 Site Plan](#)  
                              [2024-039 Existing Conditions](#)

- 9f. Nobis Group and Warrenstreet Architects, on behalf of Riverbend Community Mental Health, Inc., and CATCH Neighborhood Housing, request approvals for a major site plan application, architectural design review, and certain waivers from the Site Plan Regulations for a 28-unit multi-family residential building at 6 N State St (Tax Map Lot 7411Z 2) in the Central Business Performance (CBP) District. (2024-042)

**Attachments:**    [2024-042 Staff Report](#)  
                              [2024-042 Narrative](#)  
                              [2024-042 Civil Plans](#)  
                              [2024-042 Architectural Plans](#)  
                              [2024-042 Supplemental](#)

### **Other Business**

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

### **Adjournment**

### **Information**

- i. July 2, 2024 Architectural Design Review Committee meeting minutes

**Attachments:**    [July 2, 2024 Architectural Design Review Committee meeting minutes](#)

- ii. Report for July 2024 - Minor Revisions to Approved Site Plans

**Attachments:**    [Report for July 17, 2024](#)

- iii. Update on dome obstruction/height CUP ordinance amendment

**Attachments:**    [Ordinance Amendment](#)  
                              [Report to City Council](#)  
                              [Zoning Map \(Downtown CBP OCP Districts\)](#)  
                              [Ciborowski Associates Zoning Amendment Proposal](#)

Next regular monthly meeting is Wednesday, August 21, 2024

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