



# City of Concord

## Agenda Planning Board

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Wednesday, July 21, 2021

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 30, 2021 - Planning Board Minutes  
**Attachments:** [Minutes](#)
4. Agenda Overview
5. **Design Review Applications by Consent**
  - 5A. Claudia Lambert requests ADR approval for the replacement of a non-illuminated freestanding sign and the installation of a non-illuminated wall sign at 4 Wall Street in the Civic Performance (CVP) District.  
**Attachments:** [Application](#)
  - 5B. Shaw's requests ADR approval for the installation of a new internally-illuminated wall sign and multiple non-illuminated directional signs at 20 D'Amante Drive in the Gateway Performance (GWP) District.  
**Attachments:** [Application](#)
  - 5C. Shaw's requests ADR approval for the installation of a new internally-illuminated wall sign and multiple non-illuminated directional signs at 24 Fort Eddy Road in the Gateway Performance (GWP) District.  
**Attachments:** [Application](#)
  - 5D. Bridget Windsor requests ADR approval for the replacement of a non-illuminated wall sign and an internally-illuminated projecting sign at 32 N. Main Street in the Central Business Performance (CBP) District.  
**Attachments:** [Application](#)
  - 5E. Kelley Family Properties requests ADR approval for the replacement of a non-illuminated freestanding sign at 189 North main Street in the Urban Commercial

(CU) District.

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

- 5F. Kelley Family Properties requests ADR approval for the replacement of a non-illuminated wall sign at 6 Loudon Road in the Gateway Performance (GWP) District.

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

## **Public Hearings**

### **6. Design Review Applications**

- 6A. Bangor Savings Bank requests ADR approval for the replacement of an awning at 82 North Main Street in the Central Business Performance (CBP) District.

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

- 6B. Harlan Hutchinson requests ADR approval for the replacement of an internally-illuminated wall sign and internally-illuminated freestanding panel sign at 89 Fort Eddy Road in the Gateway Performance (GWP) District.

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

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

- 7A. Bohler Engineering, on behalf of Atlantic Broadband (NH-ME) LLC, requests Minor Site Plan approval for installation of new telecommunications equipment and a Conditional Use Permit (CUP) for installation of 2,500 square feet of impervious area in the Aquifer Protection (AP) District at 264 & 268 Sheep Davis Road in the Gateway Performance (GWP) District.

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

[Plans](#)

[Supplemental](#)

- 7B. Wilcox & Barton, on behalf of 3G Eagle, LLC, requests an amendment to a previously approved Major Site Plan application for the reconfiguration of the parking lot layout at 25 Henniker Street in the Industrial (IN) District.

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

[Plans](#)

[Supplemental](#)

- 7C. Wilcox & Barton, on behalf of Community Bridges, requests Major Site Plan approval for the addition of 24 spaces to an existing parking lot at 162 Pembroke Road in the Industrial (IN) District.

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

- 7D. TF Moran, on behalf of KRJ Finance, LLC, request Major Subdivision approval for a nine condominium unit cluster subdivision at 462 Josiah Bartlett Road in the Medium Density Residential (RM) District.

**Attachments:** [Report](#)  
[Plans](#)  
[Supplemental](#)  
[Public Comment](#)

- 7E. Dakota Partners, on behalf of P&M Realty of Concord, LLC, requests Major Subdivision approval to create land condominium units on property off Langdon Ave in the Opportunity Corridor Performance (OCP) District.

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

- 7F. Dakota Partners, on behalf of P&M Realty of Concord, LLC, requests Major Site Plan approval for a mixed-use development consisting of 192 multifamily units in six residential structures, a club house, and two pad sites for future development; also requested is a Conditional Use Permit (CUP) to allow construction of fewer parking spaces than are required, for property off Langdon Ave in the Opportunity Corridor Performance (OCP) District.

**Attachments:** [Staff Reports](#)  
[Concord Coach Letter to Planning Board](#)  
[Site Plans](#)  
[Elevations](#)  
[Supplemental](#)

- 7G. Alex Vailas, LLC, on behalf of ROI Irrevocable Trust, requests Comprehensive Development Plan approval for a mixed residential and commercial development consisting of (5) multifamily buildings, and a combined gas station, car wash, sandwich shop, and convenience store in Phase 1; and an assisted living facility, independent living townhomes, grocery store, medical office building, restaurant, and bank with drive through service in subsequent phases, in the Gateway Performance (GWP) District.

**Attachments:**    [Staff Reports](#)  
                          [Plans](#)  
                          [Supplemental](#)  
                          [Attachment - Maintenance Agreement](#)

### **Other Business**

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

### **Adjournment**

### **Information**

July 6, 2021 - Architectural Design Review Committee Minutes

**Attachments:**    [Minutes](#)

Next regular monthly meeting is Wednesday, August 18th, 2021

Note: To review meeting agendas please visit the City's Website, [www.concordnh.gov](http://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.