



# City of Concord

## Agenda Planning Board

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Wednesday, November 20, 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**

3A. Planning Board meeting minutes - October 16, 2024

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

3B. Joint Work Session Planning Board/Architectural Design Review Committee meeting minutes - October 16, 2024

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

4. **Agenda Overview**

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

5. **Design Review Applications by Consent**

5A. Green Bear Signs and Graphic, LLC, on behalf of Luma Massage, request architectural design review approval to reface an existing 22-square-foot internally illuminated pylon panel sign (SP-0369-2024) and for an existing non-permitted 26.6-square-foot non-illuminated building wall sign (SP-0393-2024) at 341 Loudon Road in the Gateway Performance (GWP) District.

**Attachments:** [Application](#)  
[Record of Recommendation](#)

5B. NEOPCO Signs, on behalf of Bektash Temple A.A.O.N.M.S., requests architectural design review approval for a new 32-square-foot externally illuminated pylon sign (SP-0373-2024) to replace an existing pylon sign at 189 Pembroke Road in the Gateway Performance (GWP) District.

**Attachments:** [Application](#)  
[Record of Recommendation](#)

- 5C. Advantage Signs, on behalf of Sulloway & Hollis PLLC, requests architectural design review approval for a new 2.52-square-foot non-illuminated building wall sign (SP-0376-2024) to replace an existing building wall sign at 19 Capitol Street in the Central Business Performance (CBP) District. (2024-071)

**Attachments:** [2024-071 Application](#)  
[2024-071 Record of Recommendation](#)

- 5D. Expose Signs & Graphics, on behalf of John Flatley Company, requests architectural design review approval for a new 26.83-square-foot non-illuminated building wall sign (SP-0378-2024) at 32 South Main Street in the Central Business Performance (CBP) District.

**Attachments:** [Application](#)  
[Record of Recommendation](#)

- 5E. Spectrum Signs, on behalf of B & L Transmission LLC, requests architectural design review approval for a new 25.67-square-foot non-illuminated window sign (SP-0379-2024) at 92 Manchester Street in the Highway Commercial (CH) District.

**Attachments:** [Application](#)  
[Record of Recommendation](#)

- 5F. Classic Signs Inc., LLC, on behalf of ROI Trust, requests architectural design review approval for a new 78.5-square-foot internally illuminated monument sign (SP-0380-2024) at 16 Manchester Street in the Gateway Performance (GWP) District. (2024-023)

**Attachments:** [2024-023 Application](#)  
[2024-023 Record of Recommendation](#)

- 5G. Signarama of Concord, on behalf of Who Doesn't Want That?, requests architectural design review approval for five existing non-permitted signs, non-illuminated window or door signs of 1.4-square-feet (SP-0362-2024), 1.3-square-feet (SP-0363-2024), 1.1-square-feet (Sp-0364-2024), 1.0-square-feet (SP-0366-2024), and 1.66-square-feet (SP-0368-2024), at 34 Warren Street, Unit 1, located in the Central Business Performance (CBP) District.

**Attachments:** [Application](#)  
[Record of Recommendation](#)

6. **Determination of Completeness Items by Consent**

- 6A. Wilcox & Barton, on behalf of The Arts Alley, LLC, and 20 South Main Street, LLC, requests approvals for a major condominium subdivision and certain waivers from the Subdivision Regulations for a four-unit condominium subdivision, with two units in the Arts Alley building, one unit as the proposed diner car building, and the fourth unit being the renovated carriage house to be known as Duke's, at 20 S Main St, 20 1/2 S Main St, and 22 S Main St, in the Central Business Performance (CBP) District. (2024-060) This application is continued to a date certain of December 18, 2024, at the request of the applicant.

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

## **Public Hearings**

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

- 7A. Poyant Signs, on behalf of JS 155 Loudon Road LLC ET AL, requests architectural design review approval for three new internally illuminated wall signs of 72.87-square-feet (SP-0388-2024), 30.37-square-feet (SP-0390-2024), and 72.87-square-feet (SP-0389-2024), and two internally illuminated pylon panel signs of 35.51-square-feet (SP-0394-2024) and 49.51-square-feet (SP-0391-2024) to replace existing signage at 155 Loudon Road in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)  
                              [Record of Recommendation](#)

- 7B. Signarama of Concord, on behalf of Oakstream Properties and Keeler Family Realtors, requests architectural design review approval for a new 7.83-square-foot externally illuminated pylon tenant panel (SP-0374-2024) to replace an existing pylon tenant panel at 21 Green Street in the Civic Performance (CVP) District. (2024-075)

**Attachments:**    [2024-075 Application](#)  
                              [2024-075 Record of Recommendation](#)  
                              [2024-075 Revised Sign](#)

- 7C. Signarama of Concord, on behalf of Cal's Cabinet Depot, requests architectural design review approval for a new 24.94-square-foot non-illuminated wall sign (SP-0375-2024) and an existing non-permitted 2.8-square-foot non-illuminated door sign (SP-0397-2024) at 254 Sheep Davis Road, Building 2, in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)  
                              [Record of Recommendation](#)

**8. Amendments**

- 8A. Public Hearing on proposed amendments to Ordinance #3168 modifying provisions of the Zoning Ordinance pertaining to Conditional Use Permits in the Central Business Performance District and Opportunity Corridor Performance District regarding maximum building height, views of the State House Dome, and other development performance standards.

**Attachments:**    [Report to Planning Board](#)  
[Ordinance for Hearing 11-20-2024](#)  
[Liz Hengen Letter re Zoning Amendments](#)  
[Design Review Committee Report to City Council 08-12-2024](#)  
[Brent Todd Comments](#)

**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 the 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) This application has been continued to a date certain of December 18, 2024, at the request of the applicant.
- 9B. TFMoran, Inc., on behalf of Interchange Development, LLC, requests approvals for a major site plan, architectural design review, and certain waivers from the Site Plan Regulations for a full-service restaurant with an outdoor seating area, an attached retail space, and associated site improvements, at 10-12 Merchants Wy in the Gateway Performance (GWP) District. (2024-047)

**Attachments:**    [2024-047 Staff Report](#)  
[2024-047 Civil Plans](#)  
[2024-047 Architectural Plans](#)  
[2024-047 Supplemental](#)

9C. Nobis Group, on behalf of SARP Realty, LLC, requests approvals for a minor site plan and certain waivers from the Site Plan Regulations for a 2,598-square-foot addition to the south side of the existing Red Blazer restaurant building at 72 Manchester St in the Highway Commercial (CH) District. (2024-059) This application has been continued to a date certain of January 15, 2025, at the request of the applicant.

9D. Dundee Investment Associates, LLC, and Raising Cane's request approval for a site plan and architectural design review, a conditional use permit for a reduced number of stacking spaces in a drive-thru lane, and certain waivers from the Site Plan Regulations, including the bypass lane requirement, for a new 3,404-square-foot drive-thru restaurant at 287 Loudon Rd in the Gateway Performance (GWP) District. (2024-069)

**Attachments:** [2024-069 Staff Report](#)  
[2024-069 Civil Plans](#)  
[2024-069 Architectural Plans](#)  
[2024-069 Narrative](#)  
[2024-069 Drainage Memo](#)  
[2024-069 Condominium Information](#)  
[2024-069 Sewer Connection Permit](#)

9E. Jonathan Crowdes and TF Bernier, a division of Hoyle Tanner, on behalf of Charles J. Rose, Jr., Joyce Rose, and Kristen M. Riley, request approvals for a minor subdivision (lot line adjustment) application, and certain waivers from the Subdivision Regulations, to exchange 2.27 acres in an even swap between unaddressed Runnels Rd (Tax Max Lot 36Z 11) and 129 Horse Hill Rd (Tax Map Lot 33Z 32) in the Open Space Residential (RO) District. (2024-070)

**Attachments:** [2024-070 Staff Report](#)  
[2024-070 Plan](#)  
[2024-070 Supplemental](#)

9F. Richard D. Bartlett & Associates, LLC, on behalf of Alden Place Condominium Owners' Association, requests approvals for a minor subdivision application to eliminate platted convertible land area and make it platted common area, and certain waivers from the Subdivision Regulations, at 6 McKinley St, 1 Matthew St, and 310 S Main St in the Neighborhood Residential (RN) District. (2024-072)

**Attachments:** [2024-072 Staff Report](#)  
[2024-072 Plan](#)  
[2024-072 Supplemental](#)

- 9G. Christine Gray and Loureiro Engineering Associates, Inc., on behalf of 128 Airport Rd, LLC, request approvals for a minor site plan application, and certain waivers from the Site Plan Regulations, for construction of a new 4,000-square-foot outdoor storage yard and associated site improvements to a developed site, at 128 Airport Rd in the Industrial (IN) District (2024-073)

**Attachments:** [2024-073 Staff Report](#)  
[2024-073 Civil Plans](#)  
[2024-073 Narrative](#)

- 9H. Ian MacKinnon and Jones & Beach Engineers, Inc., on behalf of Aaron LeClerc and Cara Scala, request approvals for a minor site plan application to construct a detached workshop building for a home-based business and an associated detached single-family dwelling, conditional use permit application for disturbance to a wetland buffer to construct a driveway, and certain waivers from the Site Plan Regulations, at unaddressed Shaker Rd (Tax Map Lot 411Z 49) in the Medium Density Residential (RM) District. (2024-074)

**Attachments:** [2024-074 Staff Report](#)  
[2024-074 Plan](#)  
[2024-074 Supplemental](#)

## 10. **Other Business**

- 10A. Review and approve 2025 meeting calendar

**Attachments:** [2025 Meeting Calendar](#)

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

## **Adjournment**

## **Information**

- i. Architectural Design Review Committee meeting minutes - November 5, 2024

**Attachments:** [ADRC draft minutes - November 5, 2024](#)

- ii. Report for November 20, 2024 - Minor Revisions to Approved Site Plans

**Attachments:** [Report for October 16, 2024](#)

Next regular monthly meeting is Wednesday, December 18, 2024

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.