



City of Concord

Agenda Planning Board

Wednesday, January 15, 2025

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order

1A. Elect Chair and Vice-Chair for 2025

2. Roll Call

3. Approval of Meeting Minutes

3A. Planning Board Meeting Minutes - December 18, 2024

Attachments: [Minutes](#)

4. Agenda Overview

*****Consent Agenda*****

5. Design Review Applications by Consent

5A. Signarama, on behalf of Pembroke Road Apartments and Housing Land Partners NH, LLC, requests architectural design review for a new non-illuminated, freestanding sign consisting of two panels - an 18-square-foot panel (SP-0415-2024) and a 4.26-square-foot panel (SP-0429-2024), at 195 Pembroke Rd in the Gateway Performance (GWP) District. (2024-092)

Attachments: [2024-092 Application](#)
[2024-092 Record of Recommendation](#)

5B. Signarama, on behalf of New Season and FLO Hampshire Commons, LLC, requests architectural design review approval for a new 32-square-foot, externally illuminated freestanding sign (SP-0416-2024), to replace an existing freestanding sign at 100 Hall St in the Opportunity Performance (OCP) District.

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

- 5C. NEOPCO Signs, on behalf of Coldwell Banker Lifestyles and IJMW LLC, requests architectural design review approval for a 13.5-square-foot, non-illuminated wall sign (SP-0427-2024) to replace an existing wall sign and a 4.2-square-foot non-illuminated tenant panel sign (SP-0428-2024), to replace an existing tenant panel sign in an existing freestanding sign, at 30 S Main St Bldg. 1 in the Central Business Performance (CBP) District. (2024-090)

Attachments: [2024-090 Application](#)
 [2024-090 Record of Recommendation](#)

- 5D. NEOPCO Signs, on behalf of Hope Vision and Ekstrom Harold E & Judith A, requests architectural design review approval for a 7.4-square-foot, externally illuminated tenant panel sign (SP-0426-2024), to replace an existing tenant panel sign, at 21 Green St in the Civic Performance (CVP) District. (2024-093)

Attachments: [2024-093 Application](#)
 [2024-093 Record of Recommendation](#)

6. Determination of Completeness Items by Consent

- 6A. Nobis Group, on behalf of Bangor Savings Bank, requests approvals for a major site plan application, architectural design review, a conditional use permit application for driveway separation, and certain waivers from the Site Plan Regulations, for the new construction of a 3,672-square-foot bank at 111 Loudon Rd, in the General Commercial (GC) District. (2024-091)

Attachments: [2024-091 Staff Report](#)
 [2024-091 Civil Plans](#)
 [2024-091 Architectural Plans](#)
 [2024-091 Supplemental](#)

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

Public Hearings

7. Design Review Applications

8. Site Plan, Subdivision, Conditional Use Permit, and Amendment Applications

- 8A. 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) The applicant has requested to continue this application to a date certain of February 19, 2025.

- 8B. 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) This application has been continued to a date certain of February 19, 2025, at the request of the applicant.

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

- 8C. 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) This application was continued to a date certain of January 15, 2025, at the request of the applicant.

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

- 8D. Michael G. and Eileen M. Gfroerer request approvals for a minor subdivision and certain waivers from the Subdivision Regulations for a lot line adjustment between 12 Tahanto St and 11 Summit St, in the Neighborhood Residential (RN) District. This application was continued to a date certain of January 15, 2025, at the request of the applicant.

Attachments: [2024-085 Staff Report](#)
[2024-085 Plan](#)
[2024-085 Supplemental](#)

9. **Other Business**

- 9A. Request from Stephen M. Duprey and others to modify City easements located at 31 and 33 Samuel Dr, as well as permission to landscape and maintain the vegetated area within the center of the cul-de-sac at Samuel Dr, as referred to the Planning Board (as well as Parks and Recreation Advisory Committee, Transportation Policy Advisory Committee, General Services Department, and Community Development Department) by City Council on November 12, 2024.

Attachments: [Request](#)
[Duprey Proposed Easement Plat](#)
[Memo](#)
[City Administration Email to City Council 31 Samuel Easements](#)
[Subdivision Plan Samuel Drive MCRD 17750 \(2005\)](#)
[Planning Board Minutes \(Various Dates\) \(2005\)](#)
[Engineering Division Comments 08-29-2005](#)
[Engineering Comments 12-15-2006](#)

- 9B. Any other business which may legally come before the Board.

Adjournment

Information

- i. Architectural Design Review Committee Meeting Minutes - January 7, 2025

Attachments: [Minutes](#)

- ii. Report for January 15, 2025 - Minor Revisions to Approved Site Plans

Attachments: [Report](#)

Next regular monthly meeting is Wednesday, February 19, 2025

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.