



City of Concord

Agenda Planning Board

Wednesday, April 17, 2024

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
- 3a. March 20, 2024 Planning Board meeting minutes
Attachments: [Draft March 20, 2024](#)
4. Agenda Overview
Agenda Overview
- 4a. NH Land Consultants and NH Sustainable Communities, LLC, on behalf of Thomas Cheney, request approvals for a major site plan application, architectural design review, and a condominium subdivision application for an 83-unit condominium development. The site comprises 8.33 acres over four taxlots addressed as 169, 165, 159, and 153 Fisherville Rd in the General Commercial (CG) District. (2023-151) The applicant requested a postponement to a date certain of May 15, 2024.
- 4b. Erin Lambert and Wilcox & Barton, Inc., on behalf of Fred and Mertie Potter, 125 NSS LLC, 20 Franklin St Concord LLC, and 20 Bradley Street LLC, request approvals for a major site plan application and architectural design review. Also requested is a waiver to Section 6.01(3) of the Site Plan Regulations. The site is addressed as 20 Franklin St, 22 Franklin St, 10 Bradley St, and 125 N State St in the Neighborhood Residential (RN) District. (2024-015) The applicant requested a postponement to a date certain of May 15, 2024.

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

5. Design Review Applications by Consent
- 5a. Advantage Signs, on behalf of WB4, LLC, requests architectural design review approval for a new 39.75-square-foot internally illuminated pylon sign at 2 Home Ave located in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

- 5b. Jeff Burnham, on behalf of Capital City Billiards, requests architectural design review approval for an existing 60-square-foot internally illuminated wall sign at 219 Fisherville Rd located in the General Commercial (CG) District.

Attachments: [Application](#)

- 5c. Andrew Mailloux, on behalf of Szechuan Gardens, requests architectural design review approval for existing 18-square-foot and 24-square-foot internally illuminated building signs at 108 Fisherville Rd in the General Commercial (CG) District.

Attachments: [Application](#)

- 5d. Classic Signs, Inc, on behalf of Sullivan Tire, requests architectural design review approval for a new 55.15-square-foot internally illuminated building sign at 63 Hall St in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

- 5e. Daniel Weed, on behalf of Weed Family Automotive, requests architectural design review approval for two existing 24-square-foot non-illuminated building signs and one existing 47.5-square-foot externally illuminated building sign at 124 Storrs St in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

- 5f. Signarama Concord, on behalf of Aerie Healthcare, requests architectural design review approval for a new 6.15-square-foot non-illuminated freestanding post sign at 33 Pleasant St in the Civic Performance (CVP) District.

Attachments: [Application](#)

- 5g. Signarama Concord, on behalf of Sundial Solar, requests architectural design review approval for a new 8-square-foot externally illuminated hanging sign at 5 Pleasant St Extension in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 5h. Jonathan Huston, on behalf of Capital Vintage, requests architectural design review approval for a new 10.5-square-foot externally illuminated hanging sign at 19 Pleasant St in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 5i. Joel Harris, on behalf of Dos Amigos Burritos, requests architectural design review approval for four existing non-illuminated window signs at 26 N. Main St in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 5j. Charter Foods North, LLC, on behalf of Taco Bell, requests architectural design review approval as part of a building permit for exterior renovations and rebranding at 321 Loudon Rd in the Gateway Performance (GWP) District. (2024-012)

Attachments: [Application](#)

- 5k. R. Fraser Company, on behalf of Concord Christian Academy, requests architectural design review approval as part of a building permit application for exterior alterations and a staircase to access second-floor classrooms at 37 Regional Dr in the Office Park Performance (OFP) District. (2024-013)

Attachments: [Application](#)

6. Determination of Completeness Items by Consent

- 6a. 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 is a waiver from Section 22.03(2) of 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)

Attachments: [2024-018 Staff Report](#)
 [2024-018 Civil Plans](#)
 [2024-018 Architectural Renderings](#)
 [2024-018 Supplemental](#)

- 6b. Jonathan Devine and TFMoran, Inc., on behalf of ROI Irrevocable Trust and Christine Windler, request approvals for a major site plan application and architectural design review for the construction of a new bank and associated site improvements. Also requested is conditional use permit approval for driveway separation distance. The site is addressed as 16-22 Manchester St (Tax Map 792Z 2) in the Gateway Performance (GWP) District. (2024-023)

Attachments: [2024-023 Staff Report](#)
 [2024-023 Civil Plans](#)
 [2024-023 Architectural Plans](#)
 [2024-023 Landscape Plan](#)
 [2024-023 Narrative](#)
 [2024-023 Supplemental](#)

- 6c. Jonathan Devine and TFMoran, Inc., on behalf of ROI Irrevocable Trust and Christine Windler, request approvals for a major site plan application and architectural design review for the construction of a gas station, convenience store, car wash, and associated site improvements, and conditional use permit applications for the number of driveways and driveway separation distances. The site comprises three tax lots addressed as 30 Manchester St (Tax Map 781Z 30), 32 Manchester St (Tax Map 781Z 29), and 33-35 Black Hill Rd (Tax Map 81Z 32) in the Gateway Performance (GWP) District. (2024-024)

Attachments: [2024-024 Staff Report](#)
 [2024-024 Civil Plans](#)
 [2024-024 Architectural Plans](#)
 [2024-024 Landscape Plan](#)
 [2024-024 Lighting Plan](#)
 [2024-024 Narrative](#)
 [2024-024 Supplemental](#)

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

Public Hearings

8. Design Review Applications

- 8a. Jeremy Nadeau, on behalf of Nadeau Subs, requests architectural design review approval for an existing 9.2-square-foot internally illuminated pylon panel sign, an existing 10-square-foot internally illuminated window sign and a new 30.06-square-foot internally illuminated building sign at 89 Fort Eddy Rd in the Gateway Performance (GWP) District.

Attachments: [Application](#)

9. Amendments

- 9a. Ari Pollack, on behalf of Ciborowski Associates, LLC, requests consideration for amending Article 28-4-1 of the Concord Zoning Ordinance.

Attachments: [Zoning Amendment Request](#)
[Public Comments](#)
[24-025 Staff Report to Planning Board](#)
[1997 Downtown Master Plan Excerpts](#)
[Minutes of December 3, 2023 ZBA Meeting](#)
[Phenix Block ZBA Application Case #0123-2023 \(Dec 2023\)](#)
[Main St number of stories](#)
[Main St Map](#)

- 9b. 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: [2022-78 Staff Report](#)
[2022-78 Amendment Application](#)

10. Site Plan, Subdivision and Conditional Use Permit Applications

- 10a. Christ the King Parish requests major site plan approval for the construction of a new 5,300-square-foot building and related site improvements for the purpose of a food pantry at 60 S Main St in the Urban Transitional (UT) District. (2023-97) This item was postponed from March 20, 2024, at the request of the applicant.

Attachments: [2023-97 Staff Report](#)
[2023-97 Civil Plans](#)
[2023-97 Architectural Plans](#)
[2023-97 Renderings](#)
[2023-97 Supplemental](#)
[2023-97 Proposed Revisions](#)

- 10b. Erin Lambert and Wilcox & Barton, Inc., on behalf of First Church Holdings, LLC, request approval of a minor subdivision (lot line adjustment) and an amendment to a major site plan approval to reconfigure the parking lots to the north and west. Also requested are waivers from various sections of the Site Plan Regulations and Subdivision Regulations. The site is addressed as 177 N Main St in the Urban Commercial (UC) District and Downtown Residential (RD) District. (2023-122) This item was postponed from March 20, 2024, at the request of the applicant.

Attachments: [2023-122 Staff Report](#)
 [2023-122 Site Plan](#)
 [2023-122 Landscape Plan](#)
 [2023-122 Lot Line Adjustment Plat](#)
 [2023-122 Civil Plans](#)
 [2023-122 Supplemental](#)

- 10c. Erin Lambert and Wilcox & Barton, Inc., on behalf of B&L Transmissions, LLC, request major site plan and architectural design review approvals for construction of a new automotive repair shop and related site improvements, and conditional use permit approvals for separation of driveways and wetland buffer impacts at 388 Loudon Rd in the Gateway Performance (GWP) District. Also requested are waivers from two sections of the Site Plan Regulations. (2023-143) This item was postponed from March 20, 2024, at the request of the applicant.

Attachments: [2023-143 Staff Report](#)
 [2023-143 Civil Plans](#)
 [2023-143 Architectural Elevations](#)
 [2023-143 Supplemental](#)

- 10d. Erin Lambert and Wilcox & Barton, Inc., on behalf of Fred and Mertie Potter, 125 NSS LLC, 20 Franklin St Concord LLC, and 20 Bradley Street LLC, request approval for a minor subdivision (minor lot line adjustment) application. The site is addressed as 20 Franklin St, 22 Franklin St, 10 Bradley St, and 125 N State St in the Neighborhood Residential (RN) District. (2024-015)

Attachments: [2024-015 Staff Report](#)
 [2024-015 Lot Line Adjustment Plat](#)
 [2024-015 Narrative](#)
 [2024-015 Public Comment Easement](#)

- 10e. Timothy S. Blagden and the Friends of the Concord-Lake Sunapee Trail request major site plan approval for construction of a multi-use stone gravel trail and approval for a conditional use permit for wetland buffer disturbance in conjunction with the trail construction. Also requested is a waiver from 16.02(12) of the Site Plan Regulations. The site comprises portions of four lots, which are identified as follows: Map 37Z 26, owned by City of Concord; Map 32Z 78, owned by City of Concord; Map 31Z 4, owned by Jerry Wolcott Jocelyn A 1993 Trust; and Map 312Z 6, owned by Bull Meadow RE Holdings, LLC. The site is generally located south of Bog Rd and east of the Carter Hill Rd/Broad Cove Dr intersection. (2024-007)

Attachments: [2024-007 Staff Report](#)
 [2024-007 Plans](#)
 [2024-007 Supplemental](#)

- 10f. Richard D. Bartlett & Associates, LLC, on behalf of Sarah L. Heard and Benjamin A. Heard, requests approval of a minor subdivision (lot line adjustment) application. Also requested is a waiver from Section 12.08(5) of the Subdivision Regulations. The sites are addressed as 53 and 71 Little Pond in the Open Space Residential (RO) District. (2024-021)

Attachments: [2024-021 Staff Report](#)
 [2024-021 Plans](#)
 [2024-021 Supplemental](#)

- 10g. Fieldstone Land Consultants, PLLC, on behalf of Country Estates of Concord, LLC and Million Dollar View, LLC, requests approval of a minor subdivision (resubdivision/lot line adjustment) application for 5 lots in a 16-lot subdivision. The site is addressed as 119 Sewalls Falls Rd in the Single Family Residential (RS) District. (2024-022)

Attachments: [2024-022 Staff Report](#)
 [2024-022 Lot Line Adjustment Plat](#)
 [2024-022 Narrative](#)

- 10h. McFarland & Johnson, Inc., on behalf of the State of New Hampshire, requests a public hearing in accordance with RSA 674:54 for a parking lot expansion from 101 to 122 spaces at the headquarters for the New Hampshire Liquor Commission. The site is addressed as 50 Storrs St in the Opportunity Corridor Performance (OCP) District. (2024-014)

Attachments: [2024-014 Staff Report](#)
 [2024-014 Civil Plans](#)
 [2024-014 Supplemental](#)

Other Business

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

Adjournment**Information**

- i. Planning Board meeting originally scheduled for June 19, 2024 has been re-scheduled to June 18, 2024
- ii. April 2, 2024 Architectural Design Review Committee meeting minutes

Attachments: [Draft April 2, 2024](#)

- iii. Report for April 2024 - Minor Revisions to Approved Site Plans

Attachments: [April 2024 Report - Minor Revisions](#)

Next regular monthly meeting is Wednesday, May 15, 2024

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.