



# City of Concord

## Agenda Planning Board

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Wednesday, April 19, 2017

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  
Planning Board Minutes - March 15, 2017

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

4. Agenda Overview

### **Consent Agenda**

#### **5. Determination of Completeness Items by Consent**

- 5A. Northpoint Engineering, LLC, on behalf of GJC Associates, requesting Major Site Plan approval to expand an existing parking lot, and a Conditional Use Permit for disturbance of a wetland buffer, at 264 Pleasant Street in the Institutional (IS)

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

- 5B. Northpoint Engineering, LLC, on behalf of Thomsonburger Ventures, LLC, requesting Major Site Plan approval for a new 1,480 sf cold-weather homeless shelter building, parking lot, and related site improvements to be constructed behind the existing building at 238 N. Main Street in the Urban Commercial (CU) District.  
MBL: 55/5/13 (2017-08)

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

#### **6. Design Review Applications by Consent**

- 6A. Loudon Way, LLC, requesting ADR approval to install a replacement sign on an

existing freestanding structure at 122 Loudon Road in the General Commercial (CG) District. MBL: 116/7/5

**Attachments:**    [Application](#)

- 6B.    HDC-192 Loudon Road, LLC, requesting ADR approval to install two new monument signs at 192-194 Loudon Road in the General Commercial (CG) District. MBL:117/D2/9

**Attachments:**    [Application](#)

- 6C.    Chickadee Lane, on behalf of Harold Ekstrom, requesting ADR approval for replacement of a hanging sign at 25 Main Street in the Central Business Performance District. MBL: 35/4/4.

**Attachments:**    [Application](#)

## **Public Hearings**

### **7.    Design Review Applications for Building Permits in Performance Districts**

- 7A.    Chris Carley, on behalf of the Merrimack Superior Court House, requesting review of a proposed retaining wall and encroachment into the N. Main Street right-of-way, as part of a Major Site Plan submission to demolish an existing structure and construct a new Courthouse at 163 North Main Street in the Civic Performance (CVP) District. MBL: 46/1/1 (2017-07)

**Attachments:**    [Application](#)

- 7B.    Gerry Blanchette, on behalf of the City of Concord, requesting review for renovation of the parking structure at 17 School Street in the Civic Performance (CVP) District under RSA 674:54. MBL: 45/1/5

**Attachments:**    [Application](#)

- 7C.    Jonathan Halle, on behalf of Associated Enterprise Inc., requesting ADR review for removal of two (2) windows and installation of French doors and a balcony at 66 N Main Street in the Central Business Performance (CBP) District. MBL: 45/6/2

**Attachments:**    [Application](#)

### **8.    Amendments & Other Items**

- 8A.    Amend Chapter 28, Zoning Ordinance, Article 28-2, Zoning Districts and Allowable Uses, Article 28-5, Supplemental Standards, Article 28-9, Administration and Enforcement, and the Glossary, to allow Accessory Dwelling Units (ADUs) as an allowed use in accordance with RSA 674:71 through RSA 674:73

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

- 8B.    Amend the Site Plan Regulations, Section 33, Architectural Design Review, Subsection 33.03, General Review Criteria, to require that single family dwellings with accessory dwelling units remain aesthetically consistent with conventional single family dwellings.

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

**9.    Council Referrals**

- 9A.    Petition requesting the discontinuance of a portion of the Pitman Street right-of-way to allow space for additional parking in conjunction with the construction of the new Merrimack County Superior Courthouse at 163 N. Main Street.

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

**Other Business**

10.    Update on the Open Space Plan
11.    Any other business which may legally come before the Board.

**Adjournment**

**Information**

- Inf1    Architectural Design Review Minutes - April 11, 2017

**Attachments:**    [Minutes](#)

- Inf2    Next regular monthly meeting is Wednesday, May 19, 2017

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.

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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.