



# City of Concord

## Agenda Planning Board

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Wednesday, May 17, 2017

7:00 PM

Library Auditorium  
45 Green Street  
Concord, NH 03301

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1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes  
April 19, 2017 Planning Board Meeting Minutes.

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

4. Agenda Overview

### **Consent Agenda Items**

5. Determination of Completeness Items by Consent
- 5A. TF Bernier, Inc. on behalf of H. Byers Smith & Marian B. Smith Trust, requesting Major Subdivision approval for a 7-lot subdivision at 393 Mountain Road in the Medium Density Residential (RM) District. MBL: 122/4/3 (2017-0016)  
**Attachments:** [Report](#)  
[Plan](#)  
[Supplemental](#)
- 5B. JDH Realty Holding, LLC, on behalf of Jay W. Stewart Realty Holdings, LLC, requesting Major Site Plan approval for a 12,000 sf structure for the purpose of a warehouse and office, parking, and related site improvements at 52 Locke Road in the Residential Open Space (RO) District and the Industrial (IN) District. MBL: 40/Z/6 (2017-0015)  
**Attachments:** [Report](#)  
[Plan](#)  
[Supplemental](#)
- 5C. Richard D. Bartlett & Associates, on behalf of Lee B. Marden Revocable Trust of 2001 requesting Major Site Plan approval for the construction of a 14,650 sf addition to an existing 50,500 sf building at 132-134 Hall Street in the Industrial (IN) and

Residential Open Space (RO) Districts. MBL: 5/1/8, 5/1/9 (2016-58)

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

6.     Design Review Applications by Consent

- 6A.    Mitsubishi Motors, requesting ADR approval to install three internally illuminated wall signs, including two replacement signs and one new sign, at 93 Manchester Street in the Commercial Highway (CH) District. MBL: 110/D1/7

**Attachments:**    [Application](#)

- 6B.    HDC-192 Loudon Road, LLC, requesting ADR approval to install three new internally illuminated wall signs and a new internally illuminated freestanding sign at 196 Loudon Road in the General Commercial (CG) District. MBL:117/D2/10

**Attachments:**    [Application](#)

- 6C.    Concord Coach Lines, requesting ADR approval to install a new externally illuminated wall sign at 5 Langdon Street in the Office Park Performance (OCP) District. MBL: 25/B1/2

**Attachments:**    [Application](#)

- 6D.    Liberty Utilities, on behalf of, Mark Ciborowski, requesting ADR approval to install a new externally illuminated wall sign at 18 N. Main Street in the Central Business Performance (CBP) District. MBL: 35/3/6

**Attachments:**    [Application](#)

- 6E.    Jane Sylvia Salon, on behalf of Alexander Constant, requesting ADR approval to install a new freestanding sign at 30 S. Main Street in the Central Business Performance (CBP) District. MBL: 35/6/9

**Attachments:**    [Application](#)

**Items Pulled from the Consent Agenda**

- 6B.    HDC-192 Loudon Road, LLC, requesting ADR approval to install three new internally illuminated wall signs and a new internally illuminated freestanding sign at 196 Loudon Road in the General Commercial (CG) District. MBL:117/D2/10

**Attachments:**    [Application](#)

**Public Hearings**7. Building Permits for Exterior Alterations in Performance Districts

- 7A. Robert Baker, on behalf of Northern New England Tel Ops LLC, requesting ADR approval to install an 80 kW generator on a 5 foot by 10 foot concrete pad to support wireless equipment at 12 South Street in the Civic Performance (CVP) District. MBL: 36/1/6

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

- 7B. Chris Carley, on behalf of the Merrimack Superior Court House requesting ADR review of a proposed retaining wall and encroachment into the N. Main Street right-of-way, in conjunction with construction of a new Courthouse at 163 North Main Street in the Civic Performance (CVP) District. MBL: 46/1/1 (2017-07)

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

8. Site Plan & Subdivision Applications

- 8A. Rob Harrison requesting a one year extension on the approval of a Major Subdivision application at 44 Carter Hill Road in the Open Space Residential (RO) and Penacook Lake Watershed Protection (WS) Districts. MBL: 51Z/5 (2016-17)

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

- 8B. NH Audubon Society requesting an amendment to the conditions of a previously approved major site plan application for the purpose of constructing an enclosure for wildlife at 84 Silk Farm Road in the Residential Open Space (RO) District. MBL: 92/1/6 (2017-0014)

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

- 8C. Richard D. Bartlett & Associates, on behalf of New Hampshire Federal Credit Union and George Kapos, requesting Minor Subdivision approval to for a lot line adjustment at 70 & 76 Airport Road in the IN (Industrial) District. Map/Block/Lot: 110/A 2/6 & 110/A 2/2 (2016-39)

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

- 8D. 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) District. MBL: 95/3/1 & 95/3/2 (2017-09)

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

- 8E. Northpoint Engineering, LLC, on behalf of Thomsonburger Ventures, LLC, requesting Major Site Plan approval for a new 1,480 sf temporary 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](#)  
                              [Supplemental](#)  
                              [Plans](#)

9.     Amendments & Other Items

- 9A.    Amendment to Title IV, Zoning Code; Chapter 29.3, Issuance of Building Permits on Certain Lots on Unaccepted Streets, and establish a new Article 29.3-3 to allow the issuance of building permits on Private Roads within the St. Paul's School Campus.

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

**Other Business**

10.    Main Street Guide Update
11.    Any other business which may legally come before the Board

**Adjournment**

**Information**

- Inf1.    May 9, 2017 Design Review Committee Minutes.

**Attachments:**    [Minutes](#)

- Inf2.    Next regular monthly meeting is Wednesday, June 21, 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.

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.