



City of Concord

Agenda Planning Board

Wednesday, June 21, 2017

7:00 PM

37 Green Street
Concord, NH 03301

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
May 17, 2017 Planning Board Meeting Minutes

Attachments: [Minutes](#)

4. Agenda Overview

Consent Agenda Items

5. Design Review Applications by Consent
- 5A. Granite State Pain Associates, on behalf of PFP Associates, LTD Partnership, requesting ADR approval to replace four non- illuminated signs, including a wall sign, two roof signs, and a freestanding sign, at 24 Bridge Street in the Highway Commercial (CH) District. MBL: 45/A1/2
- 5B. Charla Mayotte, on behalf of 154 Profile, LLC, requesting ADR approval for a window sign at 8 N. Main Street in the Central Business Performance (CBP) District. MBL: 35/3/3

Attachments: [Application](#)

Attachments: [Application](#)

Items Pulled from the Consent Agenda

Public Hearings

6. Site Plan, Subdivision and Conditional Use Permit Applications
- 6A. TF Moran Inc, on behalf of Eversource Energy, requesting an amendment to the conditions of a previously approved Major Site Plan and Conditional Use Permit for the purpose of conveying a Conservation Easement instead of an in-fee land transfer

at 40 Farmwood Road in the Open Space Residential (RO) District. MBL: 122/2/28

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

- 6B. Merrimack County, on behalf of Nash Family Investment Properties, requesting Minor Subdivision approval for a lot line adjustment to convey approximately 2,000 sf to the County at 143 North Main Street in the Civic Performance (CVP) District. MBL: 46/1/2; 46/1/1

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

- 6C. 2 Pillsbury Street LLC, requesting Minor Subdivision approval for a condominium lot line adjustment at 2 Pillsbury Street in the Institutional (IS) District. MBL: 23/5/3, 23/5/6, 23/5/1, 23/6/6.

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

- 6D. 49 South Main Street Condominiums requesting Minor Subdivision approval to convert commercial office building units into commercial condominiums at 49 South Main Street in the Central Business Performance (CBP) District. MBL: 34/4/4, 34/5/1.

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

- 6E. Steve Luger, on behalf of Stephen and Ellen DeStefano, requesting Minor Subdivision approval for a 2-lot subdivision at 17 Graham Road in the Open Space Residential (RO) District. MBL: 123/4/2

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

- 6F. 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](#)
 [Plans](#)
 [Supplemental](#)

- 6G. 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](#)

- 6H. 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

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

7. Amendments & Other Items

- 7A. City Council referral regarding a request by Concord Orthopaedic to rezone portions of the Medium Density Residential (RM) District along Pleasant Street to the Institutional (IS) District.
THE APPLICANT HAS REQUESTED TO POSTPONE THIS ITEM TO JULY 19, 2017.

Attachments: [Request](#)
 [Letters Of Opposition](#)
 [Applicant Economic Analysis](#)
 [Conservation Commission Memo](#)
 [Report](#)

Other Business

8. **Main Street Guide Update**

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

Adjournment

Inf1 June 13, 2017 Architectural Design Committee Minutes

Attachments: [Minutes](#)

Inf2 Next regular monthly meeting is Wednesday, July 19, 2017

Note: To review meeting agendas please visit the City's Website, 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.