



City of Concord

Agenda Planning Board

Wednesday, August 16, 2017

7:00 PM

37 Green Street
Concord, NH 03301

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
July 19, 2017 - Planning Board Minutes
Attachments: [Minutes](#)
4. Planning Board Chair Agenda Overview

Consent Agenda Items

5. Determination of Completeness Items by Consent
- 5A. Hillside Design Group, LLC, on behalf of Dundee Investments, LLC, requesting Major Site Plan approval for construction of two retail buildings and a restaurant, and Conditional Use Permits for disturbance of wetland buffers and for the proposed dumpster location, at 285-287 Loudon Road in the in the Gateway Performance (GWP) District. MBL: 111E/1/2; 111E/1/3; 111E/1/8-11
Attachments: [Report](#)
[Supplemental](#)
[Plans](#)
6. Design Review Applications by Consent
- 6B. McCandless & Nicholson - Attorneys at Law, on behalf of 58 N.S.S. Property, LLC, requesting ADR approval to install a replacement sign on existing posts, and install a new wall sign, at 58 N. State Street in the Civic Performance (CVP) District. MBL: 46/2/8
Attachments: [Application](#)

- 6C. Tarbell & Brodich, PA Attorneys at Law, on behalf of Eaton Tarbell, Jr., Trustee of the Eaton W. Tarbell Jr. Revocable Trust of 2016, requesting ADR approval to install a new freestanding sign at 45 Centre Street in the Civic Performance (CVP) District. MBL: 44/1/13

Attachments: [Application](#)

- 6D. Tarbell & Brodich, PA Attorneys at Law, on behalf of EWT 50, LLC, requesting ADR approval to install a new freestanding sign at 14 Centre Street in the Civic Performance (CVP) District. MBL: 46/1/5

Attachments: [Application](#)

- 6E. Concord Hospital requesting ADR approval for an amendment to a previously approved Major Site Plan pertaining to façade changes at 250 Pleasant Street in the Institutional (IS) District MBL: 95/3/4

Attachments: [Application](#)

Items Pulled from the Consent Agenda

- 6A. Foxfire Property Management requesting ADR approval to install a new monument sign with tenant panels at 1 Granite Place in the Institutional (IS) District. MBL: 583/Z64

Attachments: [Application](#)

Public Hearings

7. Site Plan, Subdivision and Conditional Use Permit Applications

- 7A. Sheep Davis Partners requesting a Conditional Use Permit to install a second sign where only one is permitted by right at 248- 256 Sheep Davis Road in the Gateway Performance (GWP) District. MBL: 111/H3/3 (2017-25)

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

- 7B. Richard D. Bartlett & Associates, on behalf of John & Sheri Raffensberger, requesting Minor Subdivision approval for conversion of a two family home into two condominiums at 11-13 Holt Street in the Residential Neighborhood (RN) District.
MBL:41/4/3 (2017-30)

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

8. Amendments & Other Items

- 8A. 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. (Per the request of the petitioner, this item has been postponed to September 20, 2017.)

Attachments: [Staff Reports](#)
[Request](#)
[Conservation Commission Memo](#)
[Transportation Policy Advisory Committee Draft Memo](#)
[Applicant Economic Analysis](#)
[Community Letters](#)

Other Business

9. Open Space Plan

Attachments: [Plan](#)

10. Main Street Guide Update

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

Adjournment

Information

- Inf1. August 8, 2017 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

- Inf2. Next regular monthly meeting is Wednesday, September 20, 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.