



City of Concord

Agenda Planning Board

Wednesday, October 18, 2017

7:00 PM

37 Green Street
Concord, NH 03301

1. **Call to Order**

2. Roll Call

3. Approval of Meeting Minutes

September 20, 2017 - Planning Board Minutes

Attachments: [Minutes](#)

4. Planning Board Chair Overview of Agenda

Consent Agenda Items

5. **Design Review Applications by Consent**

- 5A. Off Main Pizzeria, on behalf of State Pleasant Street, LLC, requesting ADR approval to install a new internally illuminated projecting sign on existing brackets and an awning sign at 26 Pleasant Street in the Central Business Performance (CBP) District. MBL: 35/5/10

Attachments: [Application](#)

- 5B. Chappel Tractor, on behalf of Bradcore Holdings, LLC, requesting ADR approval to install a new internally lit freestanding sign in the Gateway Performance (GWP) District. MBL: 112/5/37

Attachments: [Application](#)

Public Hearings

6. **Site Plan, Subdivision and Conditional Use Permit Applications**

- 6A. Penacook Community Center is requesting a one year extension of a Major Site Plan approval for construction of a new 40,000 sf community center at 99 Village Street in the General Commercial (CG) and Medium Density Residential (RM) Districts. MBL: 143P/29, 143P/30, 143P/31

Attachments: [Request](#)

- 6B. GZA Environmental, on behalf of PSNH dba Eversource Energy, requesting a Conditional Use Permit for disturbance of wetland buffer to replace an existing utility pole in the utility right of way off Hoit Road and Mountain Road in the Medium Density Residential (RM) District. MBL: 122/3/8, 122/3/6, and 122/3/12

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

- 6C. Anthony & Pauline Minichiello Irrevocable Trust, requesting Minor Subdivision approval for a 2-lot subdivision at 47 Noyes and 20 Cypress Street in the Single Family Residential (RS) District. MBL: 21/1/5; 21/1/9

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

- 6D. The Caleb Development Group, on behalf of the City of Concord, requesting Major Site Plan approval for construction of (2) three story multi-family buildings totaling 54 units; a Conditional Use Permit (CUP) to construct fewer parking spaces than are required; and Minor Subdivision approval for a 2-lot subdivision at 11-35 Canal Street, Penacook in the Opportunity Corridor Performance (OCP) and Central Business Performance (CBP) Districts. MBL 543/P 18 (2017-32) and 2017-33)

Attachments: [Report Site Plan](#)
[Report Subdivision](#)
[Landscape Plan](#)
[Supplemental](#)
[Subdivision Plan](#)
[Site Plan](#)

- 6E. IQRA Islamic Society of Greater Concord, on behalf of the James R. Stewart Trust of 2000, requesting Minor Site Plan approval for construction of a new 16-space parking lot at 9 Pearl Street and 181 North Main Street in the Urban Commercial (CU) District. MBL: 55/3/3/; 55/3/15

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

- 6F. The State of New Hampshire is requesting Major Site Plan review, in accordance with RSA 674:54, for construction of a 1,700 sf building, parking, and related site improvements for the purpose of a new steam boiler building at 33 Green Street in the Civic Performance (CVP) District, and also installation of an underground distribution system for heat delivery to the State House, State Library, and State House Annex buildings. MBL: 44/3/25, 45/5/6, 45/4/1

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

Amendments & Other Items

- 7A. City Council referral pertaining to a request from Interchange Development LLC, and on behalf of Susan Whitney, to modify the conditions of a Covenant, and rezone property off Whitney Road from the Urban Commercial (CU) and Industrial (IN) Districts to the Highway Commercial (CH) District.

Attachments: [Report](#)
 [Request](#)
 [Revised Request](#)
 [City Traffic Engineer Memo](#)
 [Covenant](#)

- 7B. 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 November 15, 2017.)

Other Business

8. Dundee Investments, LLC, requesting an amendment to a condition of Architectural Design Review approval as part of a previously approved Major Site Plan application for 285-287 Loudon Road in the in the Gateway Performance (GWP) District.

Attachments: [Plan](#)

9. Main Street Guide Update

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

Adjournment

Information

Inf1. October 10, 2017 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, November 14, 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.