



City of Concord

Agenda Planning Board

Wednesday, January 17, 2018

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes

Planning Board Minutes - November 29, 2017

Attachments: [Minutes](#)

Planning Board Minutes - December 20, 2017

Attachments: [Minutes](#)

4. Planning Board Chair Agenda Overview

Consent Agenda Items

5. Design Review Applications by Consent
- 5A. Sports Clips, on behalf of Joseph Concord NH Trust, requesting ADR approval to install a new wall sign at 75/77 Fort Eddy Road in the Gateway Performance (GWP) District. MBL: 641Z/45
Attachments: [Application](#)
- 5B. The Smoking Turtle Smoke Shop, on behalf of Evangelos Lillios, requesting ADR approval to install a new projecting sign at 9 Pleasant Street Ext. in the Central Business Performance (CBP) District. MBL: 35/3/10
Attachments: [Application](#)
- 5C. MHF Design Consultants, Inc., on behalf of Petrogas Group of New England, requesting ADR approval to replace four internally illuminated signs, including a new canopy sign, a new wall sign, and new panels in two freestanding sign structures. MBL: 44/2/1
Attachments: [Application](#)

- 5D. MHF Design Consultants, Inc., on behalf of Petrogas Group of New England, requesting ADR approval for exterior building modifications including a 379 sf addition for a walk-in cooler, a 267 sf building addition, and modification of the building façade at 417 South Main Street in the General Commercial (CG) District. MBL: 44/2/1

Attachments: [Application](#)

Public Hearings

6. Site Plan, Subdivision and Conditional Use Permit Applications

- 6A. T.F. Bernier, Inc., on behalf of Betty Lou Nichols requesting Minor Subdivision approval for a 2-lot subdivision at 110 Lakeview Drive in the Residential Open Space (RO) District. MBL: 51Z/11

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

- 6B. Foxfire Property Management, Inc, on behalf of 2 Pillsbury Street LLC, requesting Minor Subdivision approval to adjust lot lines between existing condominium units at 2 Pillsbury Street in the Institutional (IS) District. MBL: 23/5/3, 23/5/6, 23/6/1, & 23/6/6

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

- 6C. Allan Moses, on behalf of Penacook Assisted Living Facility, requesting Major Site Plan approval for a two-story 6,600 sf addition to an existing building for 18 residential units and associated site improvements, and a Conditional Use Permit (CUP) to allow construction of fewer parking spaces than is required, at 30 Borough Road in the Medium Density Residential (RM) and General Commercial (CG) Districts. MBL: 192P/89

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

- 6D. 117 Manchester Street, LLC requesting Major Site Plan approval for the renovation of a 22,000 sf building to accommodate 31 residential units, along with associated site improvements, at 117 Manchester Street in the Highway Commercial (CH) District.
MBL: 110D/1/8 (2017-50)

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

7. Amendments & Other Items

- 7A. Article 29.2 of the Public Capital Facilities Impact Fee Ordinance, Section 29.2-1-2(b), Computation of the Amount of Impact Fee-update of the variable unit fee for Transportation and Recreation Facilities in accordance with the annual inflationary rate.

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

- 7B. Amendment to the Code of Ordinances, Title IV, Zoning Code; Chapter 28, Zoning Ordinance, Article 28-6, Sign Regulations proposing to prohibit internally illuminated signs in the Central Business Performance (CBP) District, reduce the distance of sign projection permitted into the right of way to five (5) feet, and reduce the square footage permitted for projecting signs to 15 square feet

Attachments: [Report](#)
[Amendment](#)
[Sign Survey](#)

Other Business

8. Re-Appointment - ADR Members
9. Main Street Design Guide Draft Review

Attachments: [Document](#)

10. Form Base Code Update
11. Master Plan Budget Update

Adjournment

Information

Inf1 Architectural Design Review Committee Minutes - January 9, 2018

Attachments: [Minutes](#)

Inf2 Any other business which may legally come before the Board.

Next regular monthly meeting is Wednesday, February 21, 2018

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