



City of Concord

Agenda Planning Board

Wednesday, March 21, 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
February 21, 2018 - Planning Board Minutes
Attachments: [Minutes](#)
4. Planning Board Chair Overview of Agenda

Consent Agenda Items

5. Design Review Applications by Consent
- 5A. Blossom Yoga & Wellness, on behalf of Cibrowski Family Trust, requesting ADR approval to replace a projecting sign and a window sign at 120 N. Main Street in the Central Business Performance (CBP) District. MBL: 45/6/11
Attachments: [Application](#)
- 5B. Roy Nails & Spa, on behalf of Michael Montor Revocable Trust, requesting ADR approval to reface an existing freestanding sign at 89 Storrs Street in the Central Business Performance (CBP) District. MBL: 35/3/11
Attachments: [Application](#)
- 5C. Bread & Chocolate, on behalf of 31 South Main Acquisition, LLC, requesting ADR approval to replace an existing projecting sign at 29 S. Main Street in the Central Business Performance (CBP) District. MBL: 35/1/1
Attachments: [Application](#)

- 5D. Taylored Interiors, on behalf of 31 South Main Acquisition, LLC, requesting ADR approval to replace an existing projecting sign at 29 S. Main Street in the Central Business Performance (CBP) District. MBL: 35/1/1

Attachments: [Application](#)

- 5E. Bar Harbor Bank & Trust, on behalf of Flomac Limited Partnership, requesting ADR approval to install a new internally illuminated wall sign and replace a panel in an existing freestanding sign at 8 Loudon Road in the Gateway Performance (GWP) District. MBL: 114/1/1

Attachments: [Application](#)

- 5G. Consolidated Communications, on behalf of Fairpoint Communications, requesting ADR approval to replace an existing wall sign at 1 Horseshoe Pond Lane in the Opportunity Corridor Performance (OCP) District. MBL: 594/Z11

Attachments: [Application](#)

- 5H. 201 South Realty Trust requesting ADR approval for a new wall sign at 29 S. Main Street in the Urban Commercial (CU) District. MBL: 26/1/8

Attachments: [Application](#)

- 5I. North & South Construction Services proposing to revise the building design for future buildings at Abbott Village from 3-story townhouses to 2-story townhouses, at Callaway Drive and Cleveland Ave in the Neighborhood Residential (RN) District. MBL: 393/Z 113

Attachments: [Plans](#)

- 5J. Warrenstreet Architects requesting ADR approval for a 826 sf two-story addition to the existing building at 27 Warren Street in the Civic Performance (CVP) District. MBL: 36/4/5 (Postponed to April 18, 2018)

Attachments: [Application](#)

Public Hearings

Items Removed from Consent

- 5D. Taylored Interiors, on behalf of 31 South Main Acquisition, LLC, requesting ADR approval to replace an existing projecting sign at 29 S. Main Street in the Central Business Performance (CBP) District. MBL: 35/1/1

Attachments: [Application](#)

- 5H. 201 South Realty Trust requesting ADR approval for a new wall sign at 29 S. Main Street in the Urban Commercial (CU) District. MBL: 26/1/8

Attachments: [Application](#)

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Attachments: [Application](#)

6. Site Plan, Subdivision and Conditional Use Permit Applications

- 6A. Joseph Wichert, LLC, on behalf of Steven Burris and Burris Revocable Trust, requesting Minor Subdivision approval for a two lot subdivision at 152 Elm Street in the Residential Open Space (RO) & Medium Density Residential (RM) Districts. MBL: 15P/26

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

- 6B. FWS Land Surveying, on behalf of Horace Hooper Family Trust and Lucinda Paige, requesting Minor Subdivision approval for a lot line adjustment at 40 ½ and 42 Shaker Road in the Single Family Residential (RS) District. MBL: 118/3/22 and 118/3/36

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

- 6C. Bedford Design Consultants, on behalf of RJ Moreau Communities, LLC, requesting Major Subdivision approval to convert the previously approved 26-unit Tuscan Village residential development Sonoma Lane into condominiums, located in the Medium Density Residential (RM) District. MBL: 193/Z/1

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

- 6D. Nobis Engineering, on behalf of Capital Region Health Care Corporation, requesting Major Site Plan approval to construct a new 4-story 146,300 sf Ambulatory Health Care Building, and associated site improvements at 250 Pleasant Street, in the Institutional (IS) District. MBL: 95/3/4

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

- 6E. JWB Realty, LLC, on behalf of Advantage Plastics Products, Inc., requesting Major Site Plan approval for a 10,100 sf building addition and associated site improvements at 38 Henniker Street in the Industrial (IN) District. MBL: 111/G1/61 (2018-02)

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

- 6F. 117 Manchester Street, LLC requesting Major Site Plan approval for the renovation of a 22,000 sf building to accommodate offices of health care practitioners, 16 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](#)
[Supplemental](#)

- 6G. Ashwood Development requesting an amendment to a previously approved Major Subdivision Plan to revise the timing for Phase 3 building permits for the Oxbow Bluff Development on Abbott Road in the Single Family Residential (RS) District. MBL 202/Z/6

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

7. Amendments & Other Items

- 7A. David and Laurie Rauseo, on behalf of Susan Whitney, requesting to rezone 28.5 acres of land off of Whitney Road from Industrial (IN) and Urban Commercial (CU) to Gateway Performance (GWP). MBL: 6/P5 & 6/P6

Attachments: [Staff Report](#)
 [Staff Traffic Memo](#)
 [CNHRPC Report](#)
 [Request](#)
 [Petitioner's Report](#)
 [Concept Plan](#)
 [Public Comment](#)

Other Business

8. Main Street Guide Update
9. OSI Spring Planning & Zoning Conference - April 26, 2018 Grappone Confernece Center 8-4 pm
10. Any other business which may legally come before the Board.

Adjournment

Information

Inf1 March 13, 2018 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Inf2 Next regular monthly meeting is Wednesday, April 18, 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.