



City of Concord

Agenda Planning Board

Wednesday, August 15, 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
July 18, 2018 - Planning Board Minutes
Attachments: [Minutes](#)
4. Planning Board Chair Overview of Agenda
5. Determination of Completeness
- 5A. MHF Design Consultants on behalf of Irving Oil Properties, requesting Major Site Plan approval for construction of a convenience store, fueling station, and related site improvements; and three Conditional Use Permits to allow a fueling station in the CU District, to allow two driveways on a frontage where only one is permitted, and to allow less than the required separation between driveways at 22 & 24 Penacook Street and 163 N. State Street in the Urban Commercial and Urban Transitional Districts.

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

Public Hearings

6. Design Review Applications
- 6A. Brixmore Capitol SC LLC requesting ADR approval to replace an existing wall sign at 80 Storrs Street in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

- 6B. Coldwell Banker Lifestyles, on behalf of John Pappas Revocable Trust, requesting ADR approval to replace an existing wall sign at 84 N. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6C. Spring Corner Realty, LLC, requesting ADR approval for construction of a carport at 2-10 North Spring St. in the Civic Performance (CVP) District.

Attachments: [Application](#)

- 6D. Jonathan Chorlian, on behalf of the City of Concord, requesting ADR approval for construction of an ADA accessible ramp in the right of way in front of 1 Eagle Square; a park and new parking area in the right of way in front of 4-6 Dixon Ave; and a patio and green space along the Storrs Street frontage of 8-14 Dixon Ave in the Central Business Performance (CBP) District.

Attachments: [Application](#)

7. Site Plan, Subdivision and Conditional Use Permit Applications

- 7A. SVE Associates, on behalf of Caleb Development Corporation, requesting a one year extension of Major Site Plan approval for construction of a multifamily development at 31 Canal Street in the Opportunity Corridor Development (OCP) District.

Attachments: [Request](#)

- 7B. H.H. Amsden & Sons on behalf of Mary Louise Hancock Estate and Richard M. Bragg & Sarah E. Bragg, requesting Minor Subdivision approval for a lot line adjustment between 30 Union Street and 33 Washington Street in the Downtown Residential (RD) District.

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

- 7C. FWS Land Surveying PLLC on behalf of David w. & Sandra A. Ford, Joint Revocable Trust, requesting Minor Subdivision approval for a 2,656 sf lot line adjustment between 11 Ormond Street and 47 Prescott Street in the High Density Residential District.

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

- 7D. Richard D. Bartlett & Associates on behalf of Spring Corner Realty, LLC, requesting Comprehensive Development Plan and Minor Subdivision approval for a condominium conversion for five (5) residential and two (2) commercial units at 60-62 Pleasant Street and 2-10 North Spring Street in the Civic Performance (CVP) District.

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

- 7E. Stephen Duprey, on behalf of 14 Dixon Avenue Development Company, LLC, requesting Major Site Plan approval for reconstruction of two existing parking lots 4-6 Dixon Avenue in the Central Business Performance (CBP) District.

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

- 7F. Jonathan Chorlian, on behalf of Roman Catholic Bishop of Manchester, requesting Major Site Plan approval for the construction of 3 attached residential structures totaling 10 dwelling units and renovation of an existing structure for the purpose of a community building at 135 N. State St. in the Neighborhood Residential (RN) District.

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

- 7G. Jonathan Chorlian, on behalf of the Roman Catholic Bishop of Manchester, 125 North State Street LLC, and 20 Franklin Street LLC, requesting Minor Subdivision approval for a two lot subdivision and lot line adjustments between 135 North State Street, 125 North State Street, and 20 Franklin Street, in the Residential Neighborhood District.

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

- 7H. Nobis Engineering, on behalf of Smokestack Realty, requesting Major Site Plan approval to construct a new access road and parking areas totaling approximately 22,000 sf of new impervious area at 254 N. State Street in the Institutional (IS) District.

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

Other Business

8. Presentation by the City Planner on the Concord NEXT Zoning Code Update: Zoning Code Assessment & Next Steps

Attachments: [Report](#)
 [Zoning Code Assessment](#)
 [Character Analysis](#)

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

Adjournment

Information

Inf1 August 7, 2018 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Inf2 Next regular monthly meeting is Wednesday, September 19, 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.