



City of Concord

Agenda Planning Board

Wednesday, September 19, 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

August 15, 2018 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. **Determination of Completeness Items by Consent**

5A. T.F. Bernier, Inc, on behalf of Harold E. and Judith Ekstrom, requesting Major Site Plan approval to construct a new 4-story building for 38 apartments, and associated site improvements at 56-64 Warren St., 32-36 N. Spring St., and 17-19 & 21 Green St. in the Civic Performance (CVP) and Downtown Residential (RD) Districts.

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

5B. Johnathan DeWick, on behalf of Granite State Baptist Church of Concord, requesting Major Site Plan approval for the construction of a 18,242 sf, 56 space parking lot and associated landscaping and grading and drainage improvements in the Industrial (ID) District.

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

5C. Nobis Engineering, on behalf of 125 North State Street LLC, requesting Major Site Plan approval for the construction of a three story office addition, a one story conference room, and parking lot improvements at 125 North State Street in the Neighborhood Residential (RN) District. The applicant has requested to continue this

application to the November 2018 Planning Board meeting.

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

6. Design Review Applications by Consent

- 6A. Petrogas Group New England, Inc, requesting ADR approval to replace an internally illuminated panel in an existing freestanding sign at 417 S. Main Street in the General Commercial (GC) District.

Attachments: [Application](#)

- 6B. Blueprint Recovery Center, on behalf of ZJBV Properties, LLC, requesting ADR approval to replace a panel in an existing freestanding sign and install a new wall sign at 2 Chenell Drive in the Office Park Performance (OFP) District.

Attachments: [Application](#)

- 6C. Lothstein Guerriero PLLC, requesting ADR approval to install a new externally illuminated freestanding sign at 5 Green Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6D. Spirit Halloween, on behalf of TRU 2005, RE LLC, requesting ADR approval to replace a panel in an existing freestanding sign and install a new wall sign at 310 Loudon Road in the Gateway Performance District (GWP).

Attachments: [Application](#)

- 6E. Hannaford, on behalf of City Plaza Concord LLC, requesting ADR approval to install six (6) new internally illuminated wall signs at 73 Fort Eddy Road in the Gateway Performance District (GWP).

Attachments: [Application](#)

- 6F. Altitude Trampoline Park, on behalf of Steeplegate Mall Realty LLC, requesting ADR approval to install a new internally illuminated wall sign at 270 Loudon Road in the Gateway Performance District (GWP).

Attachments: [Application](#)

- 6G. Roy Nails, on behalf of Michael J. Montore Revocable Trust, requesting ADR approval for installation of new window signs at 94 Storrs Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

Public Hearings**7. Design Review Applications**

- 7A. The Hotel Concord requesting ADR approval to install a new internally illuminated wall sign at 11 S. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 7B. Warrenstreet Architects requesting ADR approval on behalf of Bangor Savings Bank, to replace the façade of the building at 76-82 N. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)
[Video Model](#)

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. Richard D. Bartlett & Associates, on behalf of Joan L. Laramie and Alexander Feldvebel & Marie Dalterio, requesting Minor Subdivision approval for a 7,000 sf lot line adjustment between 86 and 90 Rockingham Street in the Medium Density Residential (RM) District.

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

- 8B. 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](#)

- 8C. SFC Engineering Partnership, Inc, on behalf of Rymes Propane & Oil, Inc, requesting Major Site Plan approval for construction of a new parking lot at 257 Sheep Davis Road in the Gateway Performance (GWP) District.

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

- 8D. T.F. Bernier, Inc, on behalf of Harold E. and Judith Ekstrom, requesting Comprehensive Development Plan approval and Minor Subdivision approval for the lot consolidation and lot line adjustment between properties at 56-64 Warren St., 32-36 N. Spring St., and 17-19 & 21 Green St. in the Civic Performance (CVP) and Downtown Residential (RD) Districts.

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

- 8E. 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](#)

- 8F. 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. The applicant requested to continue this application to the November 2018 Planning Board meeting.

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

- 8G. 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. The applicant requested to continue this application to the November 2018 Planning Board meeting.

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

9. Design Guidelines

- 9A. Main Street Design Guide final draft proposed for adoption by the Planning Board

Attachments: [Main Street Design Guide](#)

Other Business

10. CodeNEXT - Review of Character Analysis

Attachments: [Character Analysis](#)

11. NHMA Legal Lectures

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

Adjournment

Information

September 11, 2018 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, October 17th, 2018

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.