



City of Concord

Agenda Planning Board

Wednesday, December 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

November 20, 2018 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. Design Review Applications by Consent

5A. Strive Indoor Cycling - Pointe Barre Studio, on behalf of Plan B Properties, LLC, requests ADR approval to install a new projecting sign and a new window sign at 10 Hills Avenue in the Central Business Performance (CBP) District.

Attachments: [Application](#)

5B. Paull Nails, on behalf of 31 South Main Acquisition, LLC, requests ADR approval to install a new wall sign at 31A. S. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

5C. Comfort Inn, on behalf of Duprey Company, LLC, requests ADR approval to replace a panel in an existing freestanding sign at 71 Hall Street in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

Public Hearings

6. Site Plan, Subdivision and Conditional Use Permit Applications

6A. T.F. Bernier, on behalf of Delfausse Family Revocable Trust of 2016, requests Minor Subdivision approval for a 2-lot subdivision at 224 Little Pond Road in the Residential Open Space (RO) District.

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

- 6B. Richard D. Bartlett & Assoc. LLC, on behalf of DEW Crescent Street Properties, LLC, requests Minor Subdivision and Comprehensive Development Plan approval for a 2-unit condominium conversion at 4 Crescent Street in the Opportunity Corridor Performance (OCP) District.

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

- 6C. Interchange Development and Bradley Whitney & Jennifer Habel request Minor Subdivision and Comprehensive Development Plan approval for a lot line adjustment at 1 Whitney Road in the Gateway Performance (GWP) District.

Attachments: [Report](#)
 [Supplemental](#)
 [Plans_LLA](#)
 [Plans_CDP](#)

- 6D. TF Moran, on behalf of Capital Hotel Company VI, LLC, requesting Minor Subdivision approval for a two-unit condominium at 406 South Main Street in the General Commercial District.

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

- 6E. TF Moran, on behalf of Capital Hotel Company VI, LLC, requesting Major Site Plan approval for the redevelopment of 406 South Main Steet to construct a 4-story, 82-room hotel with associated access, parking, drainage, and utility improvements in the General Commercial (CG) District. Map 1, Block 2, Lot 3.

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

7. Amendments

- 7A. Proposed Ordinance Amendment to Section 29.2-1-2(b), Computation of the Amount of Impact Fee, updating the variable unit rate for Transportation, and Recreation Facilities in accordance with the annual inflationary rate.

Attachments: Report
 Amendment

- 7B. Proposed Ordinance Amendment to the Code of Ordinances, Title IV, Zoning Code; Chapter 28, Zoning Ordinance, pertaining to the Flood Hazard Overlay (FH) District, to change the regulatory standards for designating special flood hazard areas in the City from the Army Corps of Engineers maps to the most updated FEMA maps.

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

Other Business

8. 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.
9. Jonathan Chorlian, on behalf of the 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.
10. 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.
11. Nobis Group, 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 January 2018 Planning Board meeting.
12. Nobis Group, on behalf of the Roman Catholic Bishop of Manchester, requesting Minor Site Plan approval for two additions to the rectory at 135 North State Street and associated parking lot improvements in the Residential Neighborhood (RN) District. The applicant requested to continue this application to the January 2018 Planning Board meeting.
13. Solar Ordinance Amendment Workshop
14. Tablet Policy - Review and sign

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

Adjournment

Information

Info.1 December 11, 2018 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, January 16, 2019

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.