



City of Concord

Agenda Planning Board

Wednesday, June 20, 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
May 16, 2018 - Planning Board Minutes
Attachments: [Minutes](#)
4. Planning Board Chair Agenda Overview
5. Determination of Completeness
- 5A. 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](#)
[Plan](#)
[Supplemental](#)
6. New Hampshire Department of Transportation, notifying the Board in accordance with RSA 674:54 for construction of a memorial to public works employees at 7 Hazen Drive.
Attachments: [Report](#)
[Plan](#)
7. Design Review Applications by Consent
- 7A. Perry Petrillo, on behalf of Walmart, requesting ADR approval for a new wall sign, at 344 Loudon Road in the Gateway Performance (GWP) District.
Attachments: [Application](#)

- 7B. Azure Hair Studio, on behalf of 31 South Main Acquisition, LLC, requesting ADR approval to install a new projecting sign at 5 Hills Ave. in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 7C. Subway, on behalf of PRM Holdings, LLC, requesting ADR approval to install two new internally illuminated wall signs at 39 N. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 7D. Wealth Management & Private Banking, on behalf of Lee Marden, requesting ADR approval to install two new wall signs at 3 Eagle Square in the Central Business Performance (CBP) District.

Attachments: [Application](#)

Public Hearings

8. Design Review Applications

- 8A. 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 (Postponed to June 20, 2018)

Attachments: [Application](#)

- 8B. 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 (Postponed to June 20, 2018)

Attachments: [Application](#)

- 8C. Paull Nails, on behalf of 31 South Main Acquisition, LLC, requesting ADR approval to install a new wall sign at 31A. S. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 8D. Millriver Wealth Management, on behalf of Capitol Street Associates, requesting ADR approval to install two new window signs at 97 N. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 8E. The Hotel Concord, on behalf of Capital Commons, LLC requesting ADR approval for a new wall sign and building lighting at 11 S. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

9. Site Plan, Subdivision and Conditional Use Permit Applications

- 9A. Foxfire Property Management, Inc, on behalf of 2 Pillsbury Street LLC, requesting an amendment to a previously approved minor subdivision at 2 Pillsbury Street in the Institutional (IS) District.

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

- 9B. Jonathan Halle, on behalf of Warrenstreet Architects, requesting Minor Site Plan approval for a 1,389 sf addition to the existing building at 27 Warren Street in the Civic Performance (CVP) District. MBL 34/4/5

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

- 9C. Perry Petrillo, on behalf of Walmart Real Estate Business Trust, requesting Minor Site Plan approval for construction of a parking canopy structure at 344 Loudon Road in the Gateway Performance (GWP) District. MBL 46/Z 56

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

- 9D. Nobis Engineering, on behalf of Concord Litho Group Inc., requesting Major Site Plan approval for new loading docks and parking lot improvements along with two Conditional Use Permits to allow existing driveways located closer than is required and to allow construction of fewer parking spaces than is required at 92 Old Turnpike Road in the Industrial (IN) District. MBL: 110J/1/6 (2018-19)

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

- 9E. Merrimack County Courthouse - Postponed to July 18

Other Business

10. Main Street Design Guide & Regulatory Proposal

Attachments: [Report](#)
 [Amendment](#)
 [Application](#)
 [Regulations](#)
 [Municipal Comparison](#)

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

Adjournment

Information

Inf1 June 12, 2018 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Inf2 Next regular monthly meeting is Wednesday, July 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.