



# City of Concord

## Agenda Planning Board

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Wednesday, January 16, 2019

7:00 PM

City Council Chambers  
37 Green Street  
Concord, NH 03301

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1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

December 19, 2018 - Draft Planning Board Minutes

**Attachments:** [Minutes](#)

4. Agenda Overview

5. **Design Review Applications by Consent**

5A. State Pleasant Street, LLC, requests ADR approval to install a new wall sign at 15 Pleasant Street in the Central Business Performance (CBP) District.

**Attachments:** [Application](#)

5B. April Dunn & Associates Real Estate, on behalf of Remis Block, LLC, requests ADR approval to install a new wall sign at 154 N. Main Street in the Central Business Performance (CBP) District.

**Attachments:** [Application](#)

### **Public Hearings**

6. **Design Review Applications**

6A. Salon 259, on behalf of Premiere Real Estate LLC, requesting ADR approval for a new sign on an existing freestanding sign structure at 259 S. Main Street in the Urban Transitional (UT) District.

**Attachments:** Application

7. **Site Plan, Subdivision and Conditional Use Permit Applications**

7A. State Pleasant Street, LLC, requests ADR approval and Conditional Use Permit approval in accordance with Article 28-6-9 (b)(2) to install a new wall sign above the

second story windows at 26 Pleasant Street in the Central Business Performance (CBP) District.

**Attachments:**    [Report](#)  
                              [Application](#)

- 7B.    Holden Engineering & Surveying, on behalf of Lorna R. Gagnon Revocable Trust of 2001, requesting Minor Subdivision approval for a 2-lot subdivision at 121 Portsmouth Street in the Single Family Residential (RS) District.

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

- 7C.    Richard D. Bartlett & Associates, LLC, on behalf of Laura Smith Tewksbury Revocable Trust Indenture, requesting Minor Subdivision approval for a two-lot subdivision at 63 Ridge Road, in the Single Family Residential (RS) District.

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

- 7D.    Jonathan Halle, on behalf of the Roman Catholic Bishop of Manchester, requesting Minor Site Plan approval for a building addition and new walkways at 72 South Main Street in the Urban Transitional (UT) District.

**Attachments:**    [Report](#)  
                              [Plans](#)  
                              [Project Narrative](#)

- 7E.    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](#)

- 7F.    Neorointernational Healthcare, LLC, on behalf of Calvert Ridge 6, LLC, requests Major Site Plan approval for conversion of a single family dwelling into a Residential Social Service facility at 52 Loop Road in the Residential Open Space (RO) District.

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

- 7G.    Rokeh Consulting, LLC, on behalf of Whittemore Holdings, LLC, requesting Minor

Site Plan approval for the construction of a parking lot at 45 Chennell Drive in the Industrial (IN) District.

**Attachments:**    [Continuation Request](#)

**8.    Amendments**

- 8A.    City Council referral requesting to amend Zoning Code Title IV, Chapter 28 Zoning Ordinance, Article 28-4-5 Development of Attached and Multifamily Dwellings.

**Attachments:**    [Report](#)  
                              [Council Request](#)

**Other Business**

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.
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.
13.    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.
14.    Any other business which may legally come before the Board.

**Adjournment**

**Information**

Info.1 January 2, 2019 - Architectural Design Review Committee Minutes

**Attachments:**    [Minutes](#)

Next regular monthly meeting is Wednesday, February 20, 2019

Note: To review meeting agendas please visit the City's Website, [www.concordnh.gov](http://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.