



# City of Concord

## Agenda Planning Board

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Wednesday, March 20, 2019

7:00 PM

City Council Chambers  
37 Green Street  
Concord, NH 03301

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### *6:30 Non-Public Session*

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

February 20, 2019 - Planning Board Minutes

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

4. Agenda Overview

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

5A. TF Moran, Inc., on behalf of Merrimack County Savings Bank, requests Major Site Plan approval for the construction of 2 new buildings for the purpose of a pizza restaurant and a coffee shop and a Conditional Use Permit for the construction of a driveway within 200 feet of an adjacent driveway and intersection at 212 Fisherville Road in the General Commercial (CG) District.

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

6. **Design Review Applications by Consent**

6A. Cedar Surgical Veterinary Hospital, on behalf of PFP Assoc. LTD Partnership, requests ADR approval to install two new internally illuminated projecting signs at 22 Bridge Street in the Opportunity Corridor Performance (OCP) District.

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

6B. Encompass Health, on behalf of Capital Region Health Care Corp., requests ADR approval to install a replacement panel on an existing monument sign at 254 Pleasant Street in the Institutional (IS) District.

**Attachments:**    [Application](#)

- 6C. Splendid Sushi, on behalf of State Pleasant Street, LLC, requests ADR approval to install a new awning sign at 26 Pleasant Street in the Central Business Performance (CBP) District.

**Attachments:**    [Application](#)

- 6D. Osborne's Properties requests ADR approval to install a new internally illuminated wall sign and a replacement panel in an existing internally illuminated freestanding sign box at 258 Sheep Davis Road in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)

- 6E. VCA Russell Animal Hospital, on behalf of Painefully Sweet Enterprises LLC, requests ADR approval to install a new wall sign and a new externally illuminated sign on existing granite posts at 286 B Pleasant Street in the Institutional (IS) District.

**Attachments:**    [Application](#)

- 6F. Siena Investments requests ADR approval to install a new internally illuminated wall sign at 273 Loudon Road in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)

- 6G. TD Bank, on behalf of Silver Holding LLC, requests ADR approval to install a replacement wall sign at 277 Sheep Davis Road in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)**Public Hearings****7.    Design Review Applications**

- 7A. Ron King, on behalf of Ciborowski Jacob S. Family Trust, requests ADR approval for a new storage structure at 90 Low Ave in the Central Business Performance (CBP) District. Applicant requested a continuance to the April 17, 2019 meeting.
- 7B. Dartmouth Hitchcock request ADR approval as part of a Conditional Use Permit approval to install a new externally illuminated wall mounted sign above the first floor at 253 Pleasant Street in the Institutional (IS) District.

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

- 7C. Request to reconsider ADR denial for installation of a roof sign at 137 Storrs Street for Concord Antiques

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

- 8A. Wilcox & Barton, on behalf of NH Distributors, requests a two year extension for a Major Site Plan approval received on March 15, 2017 for a building addition and site improvements at 65 Regional Drive in the Industrial (IN) District.

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

- 8B. Steve Duprey, on behalf of Capital Hotel Company VI, LLC, requests an amendment to the conditions of a Major Site Plan approval for construction of a hotel at 406 S. Main Street in the General Commercial (CG) District.

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

- 8C. Jeffrey L. Green Land Surveying Services, on behalf of John J. & Marlyn Curtin Family Trust of 2013, requests Minor Subdivision approval for a lot line adjustment at 19 and 21 Fox Run in the Medium Density Residential (RM) District.

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

- 8D. Richard D. Bartlett & Associates Inc., on behalf of the City of Concord, requests Minor Subdivision approvals for a 2-lot subdivision and a 2-unit land condominium conversion at 11-35 Canal Street in the Opportunity Corridor Performance (OCP) District. Postponed to the April 17, 2019 Meeting.

- 8E. Greg Steverson, on behalf of Ledyard Financial Group, requests Minor Site Plan approval for a change of use, associated building renovations and site improvements at 74 South Main Street in the Urban Commercial (CU) District.

**Attachments:** Report  
Plans  
Supplemental

- 8F. TF Moran, Inc., on behalf of Harold J. Lassonde III, requesting Major Site Plan approval to construct a new 6,296 sf structure and associate site improvements for a wedding venue, and two Conditional Use Permits for impacts to wetland buffer and for the proposed cupola to exceed the maximum height, at 63 Bog Road in the Residential Open Space (RO) and Medium Density Residential (RM) Districts.

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

- 8G. Jason Garland, on behalf of Abbott Farm LLC, requests an amendment to a previously approved subdivision plan to remove the condition that the Abbott House be restored prior to the commencement of Phase 5 construction, for property at 382 N. State Street in the Neighborhood Residential (RN) District.

**Attachments:**    [Report](#)  
                              [Supplemental](#)  
                              [Letters from Heritage Commission](#)

**9.     Amendments**

- 9A. Zoning ordinance amendments to address solar collection systems: Title IV, Zoning Code; Chapter 28, Zoning Ordinance, Section 28-2-4(j) Table of Principal Use; Section 28-2-4(k) Table of Accessory Use; Section 28-4-1(e) Dimensional Standards, Maximum Lot Coverage; Section 28-4-5, Development of Attached and Multi-family Dwellings; Section 28-4-6, Manufactured Housing Parks and Subdivisions; Section 28-4-7, Cluster Development; Section 28-5-32, Accessory Buildings and Facilities; adding Section 28-5-53, Solar Collection Systems; and Glossary. (continued from February 13, 2019 meeting)

**Attachments:**    [Report](#)  
                              [Zoning Amendments](#)  
                              [Draft Site Plan Regulations](#)  
                              [Supplemental \(February Report\)](#)

**10.    Other Items**

- 10A. Request for the permanent discontinuance of Osgood Street, referred from City Council.

**Attachments:**    [Report](#)  
                              [Request](#)  
                              [City Surveyor Report](#)  
                              [Map](#)

**Other Business**

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

### **Adjournment**

### **Information**

Info.0 March 13, 2019 - Draft Architectural Design Review Committee Minutes

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**Attachments:**    [Minutes](#)

Next regular monthly meeting is Wednesday, April 17, 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.