



City of Concord

Agenda Planning Board

Wednesday, May 15, 2019

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

April 17, 2019 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

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

5A. Sanel/NAPA, on behalf of Daval Realty Associates, requests Major Site Plan approval to construct a new 36,200 sf building for wholesale storage, distribution, retail, and office uses and associated site improvements at 108 Old Turnpike Road in the Industrial (IN) District.

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

5B. CATCH Neighborhood Housing, on behalf of Penacook Community Center and the City of Concord, requests Major Site Plan approval for construction of six (6) new residential buildings accommodating 42 1, 2, and 3 bedroom units at 95-97 Village Street.

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

5C. Jonathan Chorlian requests Major Site Plan approval for the construction of eight (8) attached residential dwelling units and the redevelopment of two existing structures to accommodate four (4) additional dwelling units at 135 North State Street in the Neighborhood Residential (RN) District.

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

6. Design Review Applications by Consent

- 6A. Nikoliya Muyakovic requests ADR approval to install two (2) new wall signs at 49 Hall Street in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

- 6B. Ross Mingarelli, on behalf of Ciborowski Trust, requests ADR approval to install a new externally illuminated wall sign at 44 N. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6C. Crisis Center of Central NH requests ADR approval to install a new freestanding sign at 79 S. State Street in the Urban Transitional (UT) District.

Attachments: [Application](#)

- 6D. Maddie Cole, on behalf of Oakstream Properties, requests ADR approval to replace an externally illuminated projecting sign at 25 N. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6E. Helen Dionne, on behalf of Jake Ciborowski Trust, requests ADR approval to install a new internally illuminated wall sign at 1 N. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6F. Lashing Out Studio, LLC, on behalf of Alexander Constant, requests ADR approval to install a new externally illuminated wall sign at 35 S. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6G. Stonex, on behalf of FourKPH, LLC, requests ADR approval to install a new wall sign at 54 Regional Drive in the Office Park Performance (OFP) District.

Attachments: [Application](#)

Public Hearings

7. Design Review Applications

- 7A. Prolerized New England Company, LLC, requests ADR approval to install new

equipment at 25 Sandquist Street in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

- 7B. Liberty Utilities, on behalf of the City of Concord, requests ADR approval to construct a new 128 sf utility building to accommodate natural gas regulation at the corner of Black Hill Road and Manchester Street in the Gateway Performance (GWP) District.

Attachments: [Application](#)

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. Northpoint Engineering, LLC, on behalf of Concord Orthopaedics, requesting an extension of a Major Site Plan approval for the expansion of an existing parking lot at 264 Pleasant Street in the Institutional (IS) District. MBL: 95/3/1 & 95/3/2

Attachments: [Request](#)

- 8B. Gary Leblanc, on behalf of Northern Railroad, requests Minor Site Plan approval to construct a new parking lot at 188 Sewall's Falls Road and a Conditional Use Permit (CUP) to allow rail bikes for recreational use in the Residential Open Space (RO) District along the PanAm rail line between Commercial Street, Abbott Road, and Penacook Street, and a second CUP to allow the parking lot not to be paved for a seasonal use.

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

- 8C. Nobis Group, on behalf of 125 North State Street LLC, requests Major Site Plan approval for the construction of a three story office addition, a one story conference room, and a carriage house at 125 North State Street in the Neighborhood Residential (RN) District.

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

- 8D. Rokeh Consulting, LLC, on behalf of Whittemore Holdings, LLC, requests Minor Site Plan approval for a perviously constructed parking lot at 45 Chennell Drive in the Industrial (IN) District.

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

Other Business

9. Laura Hartz, on behalf of Capital Hotel Company VI, requests an amendment to a Major Site Plan approval that was granted at the April 17, 2019 Planning Board meeting for construction of a T-Bones Restaurant at 406 South Main Street in the General Commercial (CG) District.

Attachments: [Report](#)

10. 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.
11. Any other business which may legally come before the Board.

Adjournment

Information

Info April 30, 2019 - Architectural Design Review Committee Minutes
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Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, June 19, 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.