



City of Concord

Agenda Planning Board

Wednesday, June 19, 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
May 15, 2019 - Planning Board Minutes
Attachments: [Minutes](#)
4. Agenda Overview
5. **Design Review Applications by Consent**
 - 5A. Concord Peer Support, on behalf of Harold Ekstrom, requests ADR approval to install a new sign on existing posts at 55 School Street in the Civic Performance (CVP) District.
Attachments: [Application](#)
 - 5B. Cobblestone, on behalf of Foxfire Property Management, requests ADR approval to install a new projecting sign at 81 N. Main Street in the Central Business Performance (CBP) District.
Attachments: [Application](#)
 - 5C. TD Bank, on behalf of Nash Family Investment Property and Five N Associates, requests ADR approval to install two replacement wall signs and replace the existing monument sign at 143 N. Main Street in the Urban Commercial (CU) District.
Attachments: [Application](#)
 - 5D. Planet Fitness Realco, LLC requests ADR approval to install a new freestanding sign and a new wall sign at 89 Fort Eddy Road in the Gateway Performance (GWP) District.
Attachments: [Application](#)
 - 5E. Target, on behalf of Dayton Hudson Corp, requests ADR approval to install 3 internally illuminated replacement wall signs and 2 panels in existing pylon signs at 80

D'Amante Drive in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 5F. Bank of NH requests an amendment to a previous approval for the Concord Theatre to install an internally illuminated ATM sign of no more than four (4) sf on the façade of the building at 16-18 S. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

Public Hearings

6. Design Review Applications

- 6A. Remi Hinxia requests ADR approval to renovate the storefront at 142 North Main Street (formerly Bead It) in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6B. Bangor Savings Bank requests ADR approval to renovate the building façade at 78-82 N. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

7. Site Plan, Subdivision and Conditional Use Permit Applications

- 7A. Kelsey Peterson, on behalf of Jeff and Nicole Kipphut, requests an amendment to the conditions of a Minor Subdivision approval for a two lot subdivision at 15 Frost Road in the Medium Residential (RM) District.

Attachments: [Report](#)

- 7B. FWS Land Surveying PLLC, on behalf of Riverbend Community Mental Health Inc, requesting Minor Subdivision approval for a lot line adjustment to transfer an approximately 8,458 sf parking lot from 3 N. State Street to 40 Pleasant Street in the Central Business Performance (CBP) District.

Attachments: [Report](#)

[Plan](#)

[Supplemental](#)

- 7C. TFMoran Inc., on behalf of Goodwill Industries of Northern New England & Concord Four LLC, requesting Minor Subdivision approval for a lot line adjustment to transfer approximately 0.4 acres from 204 Loudon Road to 208 Loudon Rd. in the General Commercial (CG) District.

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

- 7D. Mark Sargent of Richard Bartlett & Associates LLC, on behalf of Matthew & Kara Adams, requests Minor Subdivision approval for a two lot subdivision at 131 Oak Hill Road in the Residential Open Space (RO) District.

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

- 7E. Jon Chorlian, on behalf of the Roman Catholic Bishop of Manchester, request Minor Subdivion approval for a two lot subdivision at 135 North State Street in the Neighborhood Residential (RN) District.

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

- 7F. Jonathan Chorlian requests Major Site Plan approval for the construction of eight (8) attached residential dwelling units and parking improvements at 135 North State Street in the Neighborhood Residential (RN) District.

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

- 7G. 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](#)
 [Supplemental](#)

- 7H. Nobis Group, on behalf of CATCH Neighborhood Housing, Penacook Community Center and the City of Concord, requesting Major Site Plan approval for construction of six (6) new multi-family residential buildings accommodating 42 units at 95-97 Village Street in the General Commercial (CG) District.

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

Other Items

8. 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.
9. ConcordNEXT Code Updatee - Summary of Code Studio visit
10. Any other business which may legally come before the Board.

Adjournment**Information**

Info June 4, 2019 - Architectural Design Review Commtee Minutes
01

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, July 17th 2019

Note: To review meeting agendas please visit the City's Website, 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.