



City of Concord

Agenda Planning Board

Wednesday, July 17, 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
June 19, 2019 - Planning Board Minutes
Attachments: [Minutes](#)
4. Agenda Overview
5. **Determination of Completeness Items by Consent**
 - 5A. Banks Chevrolet, on behalf of Sanel Realty Company, Inc., requesting Major Site Plan approval to demolish an existing building and construct a new 164,500 sf vehicle storage area and associated site improvements at 129 Manchester Street in the Highway Commercial (CH) District.
Attachments: [Report](#)
[Plans](#)
[Supplemental](#)
6. **Design Review Applications by Consent**
 - 6A. Verizon, on behalf of Joseph Concord Trust 09, requests ADR approval to install 3 new internally illuminated signs including a wall sign and 2 panels in existing freestanding signs at 75 Fort Eddy Road in the Gateway Performance (GWP) District.
Attachments: [Application](#)
 - 6B. Dartmouth Hitchcock requests ADR approval to install two new internally illuminated freestanding signs at 253 Pleasant Street in the Institutional (IS) District
Attachments: [Application](#)
 - 6C. Milburn Plaza LLC requests ADR approval to install two internally illuminated replacement sign cabinets in an existing freestanding sign at 125 Loudon Road in the

General Commercial (CG) District.

Attachments: [Application](#)

- 6D. Julian Peccorino, on behalf of Mason Asset Management, requests ADR approval to install a new internally illuminated wall sign and 2 new non-illuminated wall signs at 270 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6E. Nature's Health & Beauty LLC, on behalf of Joseph Concord Trust 09, requests ADR approval to install a new internally illuminated wall sign and a new panel in an existing freestanding sign at 75 Fort Eddy Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6F. Remi Hinxhia requests ADR approval to install a new awning sign and a new window sign at 62 Pleasant Street in the Civic Performance (CVP) District.

Attachments: [Application](#)

- 6G. Jeffrey White requests ADR approval to install a new internally illuminated wall sign at 323 S. Main Street in the Urban Transitional (UT) District.

Attachments: [Application](#)

Public Hearings

7. Design Review Applications

- 7A. Marriott Courtyard & Conference Center, on behalf of Duprey Companies Capital Hotel Company, requests ADR approval to renovate the façade at 70 Constitution Ave in the Opportunity Corridor Performance (OCP) District.

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

- 7B. 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](#)

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. Jeff and Nicole Kipphut, requesting a two-year extension to a previously approved Minor Subdivision at 15 Frost Road in the Medium Residential (RM) District.

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

- 8B. Laura Jones Hall & Jefferson Hall, on behalf of Norman & Doris Ballard, requesting a Conditional Use Permit to allow medical office uses at 7 Broadway Street in the Neighborhood Commercial (CN) District.

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

- 8C. FWS Land Surveying PLLC, on behalf of ADN Realty Trust & ABS Realty Trust, requests Minor Subdivision approval for a two-lot subdivision dividing an existing restaurant from the existing commercial plaza at 211-219 Fisherville Road in the General Commercial (CG) District.

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

- 8D. Nobis Group, on behalf of Capital Region Health Care Corporation, requesting an amendment to an approved Major Site Plan to construct a pedestrian bridge between the existing parking structure and existing Ambulatory Health Care Building at 250 Pleasant Street in the Institutional (IS) District.

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

- 8E. Jeffrey Burd, on behalf of Sean Monahan, requests Minor Site Plan approval and two Conditional Use Permits for the conversion of a two-family residence to a three-family residence and associated parking improvements at 28 Eastman Street in the Residential Neighborhood (RN) District.

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

- 8F. Holden Engineering and Surveying, Inc, on behalf of Baron's Major Brands, requests Minor Site Plan approval for the construction of a 4,000 square foot addition and associated stormwater improvements at 350 Loudon Road in the Gateway Performance (GWP) District.

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

- 8G. Rebecca McWilliams and James Meinecke request approval for a Conditional Use Permit to allow an outdoor recreation use in the Open Space Residential (RO) District for the purpose of having two concerts per year with up to 2,400 attendees, and a second CUP to allow an alternative parking surface for a seasonal use at 192 Silk Farm Road. The applicant has requested to postpone the public hearing to the August 21, 2019 Planning Board meeting.

9. Amendments

- 9A. Ari Pollack, on behalf of ROI Irrevocable Trust, Cristine M. Winder, Trustee, requesting amendments to Zoning Ordinance Articles 28-2-4, Allowable Principle and Accessory Uses, 28-4-5, Development of Attached and Multifamily Dwellings, and 28-2-3, The Zoning Map, to allow residential uses in the Gateway Performance District, to rezone property in the Open Space Residential (RO) District off of Black Hill Road to the Gateway Performance (GWP) District, and to modify the definition of the Flood Hazard (FH) District. The petitioner requested to postpone the public hearing to the August 21st, 2019 Planning Board meeting.

Other Business

10. Council Referral regarding a request to amend Article 28-5-50, Keeping of Chickens as Pets, to reduce the 30-foot buffer.

Attachments: [Report](#)
 [Map](#)
 [Referral](#)

11. 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.

Any other business which may legally come before the Board.

Adjournment

Information

July 2, 2019 - Architectural Design Review Committee Minutes - DRAFT

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, August 21, 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.