



City of Concord

Agenda Planning Board

Wednesday, September 18, 2019

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

6:30 Non-public meeting with Legal Counsel in accordance with RSA 91-A:2, I (b)

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
August 21, 2019 - Planning Board Minutes - DRAFT

Attachments: [Minutes](#)

4. Agenda Overview

Public Hearings

5. Design Review Applications

- 5A. Paulette Boghosian, on behalf of Alexander Constant, requests ADR approval to install a new wall sign and a new panel on an existing freestanding sign post at 35 South Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 5B. Liu Vaine, 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.

Attachments: [Pictures](#)

6. Site Plan, Subdivision and Conditional Use Permit Applications

- 6A. Wilcox & Barton, Inc., on behalf of Kate Nadler, requests a Conditional Use Permit for disturbance of a wetland buffer at 98 District 5 Road in the Open Space Residential (RO) District.

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

- 6B. S&H Land Services, LLC, on behalf of MDR Rehab & Development, LLC, requests Minor Subdivision approval for a 2 lot subdivision at 64 Elm Street in the Neighborhood Residential (RN) District.

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

- 6C. Tim Blagden, on behalf of the Friends of the Concord-Lake Sunapee Rail Trail, requests Minor Site Plan and Conditional Use Permit approval for the construction of a seasonal, 7-space parking lot at 25 Fisherville Road in the General Commercial (CG) District.

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

- 6D. T.F. Bernier, Inc., on behalf of Harold & Judith Ekstrom, request a rehearing on their request for a one year extension of the Planning Board conditional approval. If the rehearing is granted, it will be held and a decision issued at this meeting.

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

- 6E. Abbott Farm LLC, regarding the Abbott House restoration, for the property at 282 N. State Street in the Neighborhood Residential (RN) District.

Attachments: [Report](#)
[Request](#)
[2019 Engineer & Architect Reports](#)
[2005 Applicant Proposal](#)

- 6F. The Dubai Group Inc., on behalf of Strategic Contracting Company LLC, requesting Major Subdivision approval and Major Site Plan approval for construction of a 13-unit condominium development and associated site improvements, Phase 2 of the Glen Ellen housing project off of Hoit Road in the Residential Open Space (RO) District. The applicant has requested to postpone the public hearing to the October 16th Planning Board meeting.

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

- 6G. Erin Lambert, on behalf of Havenwood-Heritage Heights, request Minor Site Plan and Conditional Use Permit approval for the demolition and reconstruction of three buildings totaling nine units at 149 East Side Drive in the Medium Density Residential (RM) District. The applicant has requested a continuaiton to the October 16, 2019 Planning Board meeting.
- 6H. Liberty Utilities requesting Major Site Plan approval for construction of a new 15,000 sf structure for the purpose of warehouse and office uses and associated site improvements at 14 Broken Bridge Road in the Industrial (IN) District. - Applicant requests to postpone to October 16, 2019, Planning Board meeting.

Other Business

7. 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, and Conditional Use Permit for reduced driveway separation, at 129 Manchester Street in the Highway Commercial (CH) District. This application is postponed to the October 16, 2019 Planning Board meeting.

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

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

Adjournment

Information

September 3, 2019 - Architectural Design Review Committee Minutes - DRAFT

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, October 16, 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.