



City of Concord

Agenda Planning Board

Wednesday, August 21, 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

July 17, 2019 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. Determination of Completeness Items by Consent

5A. 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

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

5B. 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.

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

6. Design Review Applications by Consent

6A. Spirit Halloween, on behalf of DSM MB LLC, requests ADR approval to install two new walls sign and a new panel on an existing freestanding sign structure at 310 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6B. Granite State Pharmacy, on behalf of Geronimo Properties, requests ADR approval to install a new externally illuminated wall sign at 5 Clinton Street in the Central Neighborhood (CN) District.

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

- 7A. Chris Bouchard, on behalf of DGS Realty, LLC., requests ADR approval to install a new externally illuminated monument sign at 74 Regional Drive in the Industrial (IN) District.

Attachments: [Application](#)

- 7B. 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.

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. T.F. Bernier, Inc., on behalf of Harold E. Ekstrom, requesting a one year extension of a Major Site Plan approval for the construction of a multifamily residential development at 56 Warren Street in the Civic Performance (CVP) District.

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

- 8B. State of New Hampshire Site Plan review under RSA 674:54, for the demolition of the existing Concord Steam Plant and construction of a new parking lot, at 123 Pleasant Street in the Institutional (IS) District.

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

- 8C. Jon Chorlian requests a Conditional Use Permit to allow for the construction of twelve parking spaces where fourteen would be required at 135 North State Street in the Neighborhood Residential District.

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

- 8D. Nobis Group, on behalf of Swim NH LLC, requests Minor Site Plan approval for an

addition to an existing building, construction of a parking lot and associated site improvements, along with a Conditional Use Permit (CUP) to allow a driveway closer than 200 feet to an existing driveway, and a CUP to reduce the width of the driveway at 41 Hall Street in the Gateway Performance (GWP) District.

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

- 8E. Abbott Farm LLC, requesting an amendment to a previously approved subdivision plan to amend the condition regarding phasing for the Abbott House restoration, for the property at 282 N. State Street in the Neighborhood Residential (RN) District.

Attachments: [Report](#)
 [Applicant Submittal](#)
 [Heritage Commission Draft Minutes](#)

- 8F. 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.

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

- 8G. 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. Applicant requests to table to application.

9. Amendments

- 9A. Council Referral regarding a request to amend Article 28-5-50, Keeping of Chickens as Pets, to reduce the 30-foot buffer.

Attachments: [Report](#)
 [Ordinance](#)
 [Map](#)
 [Referral](#)
 [Public Testimony](#)

- 9B. 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.

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

10. Other Business

10A. Proposed revisions to the Ordinance amending the Code of Ordinances to address solar collection systems.

Attachments: [Supplemental Report to Council](#)
 [Supplemental Ordinance](#)

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

Adjournment

Information

August 6, 2019 - Architectural Design Review Committee Minutes - DRAFT

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, September 18, 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.

