



City of Concord

Agenda Planning Board

Wednesday, October 16, 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

September 18, 2019 - Planning Board Minutes - DRAFT

Attachments: [Minutes](#)

4. Agenda Overview

5. Design Review Applications by Consent

5A. Concord Terminal LLC requests ADR approval to install two new wall signs and a new freestanding sign at 118 Hall Street in the Industrial (IN) District and the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

5B. Dartnell Properties requests ADR approval to install 4 new externally illuminated wall signs at McGuire Street and 272 North State Street in the Industrial (IN) District.

Attachments: [Application](#)

5C. Lashing Out Studio, on behalf of Alexander Constant, requests ADR approval to install a new freestanding sign on an existing sign post at 35 South Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

5D. Lovering Volvo requests ADR approval to install two new internally illuminated wall signs, a new internally illuminated freestanding sign, and replace an existing freestanding sign at 95 Manchester Street in the Commercial Highway (CH) District.

Attachments: [Application](#)

5E. Sanel Napa, on behalf of Automotive Supply Assoc., requests ADR approval to install 6 internally illuminated wall signs at 219 S. Main Street, in the Opportunity Corridor Performance (OCP) District and the Urban Commercial (CU) District.

Attachments: [Application](#)

Public Hearings

6. Site Plan, Subdivision, and Conditional Use Permit Applications

- 6A. Holden Engineering and Surveying, Inc, on behalf of Baron's Major Brands, requests an amendment to a previously approved Minor Site Plan application for a change in the proposed siding for an addition to a building at 350 Loudon Road in the Gateway Performance (GWP) 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](#)
 [Plans](#)
 [Supplemental](#)

- 6C. 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.

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

- 6D. Warrenstreet Architects, on behalf of the Concord Coalition to End Homelessness, requests Minor Site Plan approval for the conversion of an existing office to four residential units and the construction of an ADA accessible ramp at 10 Green Street in the Civic Performance (CVP) District.

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

- 6E. 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](#)
 [Architectural Plans](#)
 [Supplemental](#)

- 6F. Pathways Consulting, LLC, on behalf of 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](#)

- 6G. TFMoran, Inc. on behalf of Unitol Energy Systems, Inc., requesting Minor Site Plan approval and a Conditional Use Permit to impact wetland buffer for the expansion of a substation at 5 Gulf Street in the Gateway Performance District.

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

- 6H. TFMoran, Inc., on behalf of Unitol Energy Systems requesting a Conditional Use Permit to impact wetland buffer for the replacement of utility poles and overhead wires on the 374 Line within the utility ROW between Theatre Street and Gulf Street in the Opportunity Corridor Performance District and Gateway Performance District.

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

- 6I. 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. Applicant requests the application be postponed to the November 20th Planning Board meeting.

7. Amendments

- 7A. Amendment to Section 18 of the Subdivision Regulations pertaining to the applicability requirements for Comprehensive Development Plans, and an amendment to the Site Plan Regulations to add a new Section 14.A. to include submission requirements for Comprehensive Development Plans. The amendments are proposed

in conjunction with a proposed amendment to the Zoning Ordinance pertaining to subdivision and residential development in Performance Districts.

Attachments: [Report](#)
 [Subdivision Regulation Amendment](#)
 [Site Plan Regulation Amendment](#)

Other Business

8. Landscape Ordinance Amendments - Workshop reviewing possible changes to the parking lot requirements for shade trees
9. Appointment of an alternate to the Architectural Design Review Committee
10. Any other business which may legally come before the Board.

Adjournment

Information

October 1, 2019 - Architectural Design Review Committee Minutes - DRAFT

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, November 20th, 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.