



City of Concord

Agenda Planning Board

Wednesday, November 20, 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

October 16, 2019 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. Design Review Applications by Consent

5A. Price Auto Sales 2, on behalf of David and Jennifer Albert, request ADR approval to install a new wall sign at 126 Manchester Street in the Highway Commercial (CH) District.

Attachments: [Application](#)

5B. Whole Heath Concord requests ADR approval to replace 2 externally illuminated wall signs and an externally illuminated freestanding sign at 7 Broadway Street in the Commercial Neighborhood (CN) District

Attachments: [Application](#)

5C. Rik Yeames, on behalf of Merrimack County Savings Bank (Dominoes), requests ADR approval to install two new internally illuminated wall signs and a new freestanding sign at 212 Fisherville Road in the General Commercial (CG) District.

Attachments: [Application](#)

5D. Rik Yeames, on behalf of Merrimack County Savings Bank (Aroma Joe's), requests ADR approval to install a new internally illuminated wall sign at 214 Fisherville Road in the General Commercial (CG) District.

Attachments: [Application](#)

Public Hearings

6. Site Plan, Subdivision and Conditional Use Permit Applications

- 6A. Laura Hartz of Orr & Reno, on behalf of Capital Hotel Company VI, LLC, request Conditional Use Permit approval for a sign over 25 feet above grade at 404 & 406 South Main Street in the General Commercial (CG) District.

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

- 6B. Jeffrey K. and Betty E. Hoadley requesting a Conditional Use Permit (CUP) to allow a second driveway where the frontage requirement for a second driveway is not met at 92 N. State Street in the Neighborhood Residential (RD) District.

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

- 6C. dpb Consulting Services, representing Panera, on behalf of Concord Plaza, requests a Conditional Use Permit to allow required parking to be offsite for the expansion of restaurant seating area at 75-77 Fort Eddy Road in the Gateway Performance (GWP) District.

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

- 6D. Hank Amsden, on behalf of Scott and Julie Spiewak, requests Minor Subdivision approval for a lot line adjustment between 232 South Street and 12 and 18 Iron Works Road in the Single Family Residential (RS) District.

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

- 6E. T.F. Moran Inc, on behalf of Newspapers of New Hampshire Inc, requests Minor Subdivision approval for a two lot subdivision at 1 Monitor Drive in the Industrial (IN) District.

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

- 6F. John Radley requests Minor Site Plan approval to convert a single family home into 3 units at 159 Rumford Street in the Neighborhood Residential (RN) District.

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

- 6G. TFMoran, Inc. on behalf of Unitil 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. Irving Oil requests an extension to the tabled application deadline for the Major Site Plan Application for the proposed development at 163 N. State Street.

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

- 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 tabled.

7. Amendments

- 7A. Council referral regarding a request to amend Article 28-5-19, Motor Vehicle and Recreational Equipment Sales, and 28-7-10, Parking Area Landscape Standards

Attachments: [Report](#)
 [Ordinance](#)
 [Revised request](#)
 [Request](#)

- 7B. Proposed Ordinance Amendment to Section 29.2-1-2(b), Computation of the Amount of Impact Fee, updating the variable unit rate for Transportation, and Recreation Facilities in accordance with the annual inflationary rate.

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

Other Business

8. ADR Appointment for Planning Board alternate
9. Any other business which may legally come before the Board.

Adjournment**Information**

Info.1 November 5, 2019 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, December 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.