



City of Concord

Agenda Planning Board

Wednesday, December 18, 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

November 20, 2019 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. **Design Review Applications by Consent**

5A. Victoria Johnson requests ADR approval to replace an externally illuminated freestanding sign at 125 Fisherville Road in the Urban Transitional (UT) District.

Attachments: [Application](#)

5B. Priority, Inc., on behalf of DSM MB I LLC, requests ADR approval to replace an internally illuminated wall sign and a non-illuminated blade sign at 104 Fort Eddy in the Gateway Performance (GWP) District.

Attachments: [Application](#)

Public Hearings

6. **Design Review Applications**

6A. Daniel Brennan, on behalf of Concord Plaza (Panera Bread), requests ADR approval for construction of an enclosed seating area and new signage at 75-77 Fort Eddy Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

7. **Site Plan, Subdivision and Conditional Use Permit Applications**

7A. 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](#)

- 7B. Stantec Consulting Services, on behalf of Eversource Energy, is requesting a Conditional Use Permit (CUP) to allow a temporary disturbance to wetland buffers to allow replacement of utility structures along Sanborn, Hoit, and Mountain Roads in the Open Space Residential (RO) and Medium Density Residential (RM) Districts.

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

- 7C. Remi Hinxhia requests Minor Site Plan approval for the conversion of a two-unit dwelling to a three-unit dwelling at 16 Thompson Street in the Downtown Residential (RD) District.

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

8. Other Business

- 8A. CodeNEXT Zoning update - Residential districts & plan review process

Attachments: [Draft Residential District Pages](#)
 [District Standards Testing](#)
 [Draft Plan Review Thresholds](#)

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

Adjournment

Information

December 3, 2019 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, January 15, 2020

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.