



City of Concord

Agenda Planning Board

Wednesday, February 19, 2020

6:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

January 15, 2020 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. **Determination of Completeness Items by Consent**

5A. Eastern Analytical, on behalf of Capital Regional Development Council, requests Major Site Plan approval to construct a new 15,300 sf structure and associated site improvements for the purpose of an environmental testing laboratory at 51 Anterim Avenue in the Industrial (IN) District.

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

6. **Design Review Applications by Consent**

6A. Whittemore Holdings, LLC, on behalf of Above All Collision Towing & Recovery, requests ADR approval to add a new internally illuminated monumnet sign at 45-47 Chenell Dr. in the Industrial (IN) District.

Attachments: [Application](#)

6B. Lauren E. McGrath Revoc. Tr., on behalf of Capital Regional Development Council, requests ADR approval to replace a freestanding sign at 20 Montgomery St. in the Civic Performance (CVP) District.

Attachments: [Application](#)

- 6C. Tom Balon, on behalf of Company C, requests ADR approval to replace an internally illuminated wall sign and an externally illuminated projecting sign at 97 Storrs St. in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6D. Daniel Brennan, on behalf of Concord Plaza (Panera Bread), requests ADR approval for a new signage package at 75-77 Fort Eddy Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

Public Hearings

7. Design Review Applications

- 7A. Daniel Brennan, on behalf of Concord Plaza (Panera Bread), requests ADR approval for the construction of two additions to the building at 75-77 Fort Eddy Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 7B. David Constant, on behalf of Constantly Pizza, requests ADR approval for an addition to 39 South Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. Capital Hotel Company VI, LLC requests Major Site Plan approval for an amendment to an approved plan to construct approximately 8,500 sf of additional impervious area to add 13 parking spaces in the DOT right of way adjacent to 406 S. Main Street in the General Commercial (CG) District.

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

- 8B. Banks Chevrolet, on behalf of Sanel Realty Company, Inc, requests Major Site Plan approval to construct a new parking area for storage and display of vehicles, and Conditional Use Permit approvals to allow a reduced driveway separation and to allow relocation of required interior parking lot landscaping, at 129 Manchester Street in the Highway Commercial (CH) District.

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

Other Business

9. Construction Standards Update by Engineering Division
Attachments: [2020 Construction Standards](#)
10. Development of Regional Impact in Pembroke - Concord Sand & Gravel
11. Any other business which may legally come before the Board.

Adjournment**Information**

February 4, 2020 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, March 18, 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.