



# City of Concord

## Agenda Planning Board

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Wednesday, May 20, 2020

7:00 PM

Zoom link: <https://zoom.us/j/754076629>

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**Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the website address: <https://zoom.us/j/754076629> or by dialing the following phone # 1-929-205-6099 and using the password 754076629. For problems, please call 603-225-8515 or email at: [planning@concordnh.gov](mailto:planning@concordnh.gov).**

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

April 15, 2020 - Planning Board Minutes

**Attachments:** [Minutes](#)

4. Agenda Overview

5. **Determination of Completeness**

5A. Jon Chorlian requests Major Subdivision approval for a 8-unit condominium subdivision at 131 North State Street in the Neighborhood Residential (RN) District.

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

6. **Design Review Applications by Consent**

6B. CP Concord, LLC, on behalf of Harbor Freight Tools, requests ADR approval for the installation of a new internally illuminated wall sign and the replacement of an internally illuminated freestanding sign, at 310 Loudon Road in the Gateway Performance (GWP) District.

**Attachments:** [Application](#)

- 6C. EJ Prescott requests ADR approval to replace an existing internally illuminated freestanding sign at 210 Sheep Davis Road in the Industrial (IN) District.

**Attachments:**    [Application](#)

- 6D. Namdar Realty Group, on behalf of Spirit Halloween, requests ADR approval for the replacement of three wall signs at 271 Loudon Road in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)

- 6E. South Main Realty, LLC requests ADR approval for the installation of an internally illuminated projecting sign and the replacement of two internally illuminated freestanding signs at 406 South Main Street in the General Commercial (CG) District.

**Attachments:**    [Application](#)

- 6F. Oakstream Properties, on behalf of Conservation Law Foundation, requests ADR approval to add a new projecting sign at 27 North Main Street in the Central Business Performance (CBP) District.

**Attachments:**    [Application](#)

## **Public Hearings**

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

- 7A. Mike Snedecker requests Minor Site Plan approval for the conversion of a commercial unit to a residential unit which will result in a total of three residential units at 75 Allison Street in the Neighborhood Residential (RN) District.

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

- 7B. Richard D. Bartlett and Associates, LLC, on behalf of Winter Street Investments, LLC, requests Minor Subdivision approval for the conversion of an existing duplex to a 2-unit condominium at 1-3 Bye Street in the Neighborhood Residential (RN) District.

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

- 7C. Bedford Design Consultants, on behalf of R.J. Moreau Communities, LLC, requesting an amendment to a previously approved Major Subdivision Plan to revise the street tree plantings on Sonoma Lane and Kyle Road and to amend the roundabout reconfiguration requirements at Alice Drive in the Single Family

Residential (RS) District.

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

### **Other Business**

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

### **Adjournment**

### **Information**

Info 1   May 5, 2020 - Architectural Design Review Committee Minutes

**Attachments:**   [Minutes](#)

Next regular monthly meeting is Wednesday, June 17th, 2020

Note: To review meeting agendas please visit the City's Website, [www.concordnh.gov](http://www.concordnh.gov), or view the notice posted at City Hall.

All City of Concord public meetings are accessible for persons with disabilities. Any person who feels that he or she may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8515 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.

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.