



# City of Concord

## Agenda Planning Board

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Wednesday, July 15, 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  
June 17, 2020 - Planning Board Minutes

**Attachments:**    [Minutes](#)

4. Agenda Overview
5. **Design Review Applications by Consent**

- 5A. Capital St. Associates, on behalf of NH Trust, requests ADR approval for the installation of a new, non-illuminated wall sign at 97 North Main Street, in the Central Business Performance (CBP) District.

**Attachments:**    [Application](#)

- 5B. Concord Direct requests ADR approval for the installation of five new, internally illuminated, freestanding directional signs at 92 Old Turnpike Road in the Industrial (IN) District.

**Attachments:**    [Application](#)

### **Public Hearings**

6. **Design Review Applications**

- 6A. Landmark Sign, on behalf of Genesis, requests ADR approval for the replacement of

four monument signs at 227 Pleasant Street in the Institutional (IS) District.

**Attachments:**    [Application](#)

- 6B. Phenix Livery LLC, on behalf of Concord Craft, requests ADR approval for the construction of an outdoor patio at 117 Storrs Street in the Central Business Performance (CBP) District.

**Attachments:**    [Application](#)

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

- 7A. Society for the Protection of NH Forests requests a Conditional Use Permit approval to allow disturbance of the bluff buffer for construction of a storage silo at 54 Portsmouth Street in the Open Space Residential (RO) District.

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

- 7B. Concord Hospital requests two Conditional Use Permits and ADR approval for the installation of a new wall sign, a new monument sign, and a new directional sign at 116 Langley Parkway in the Institutional (IS) District.

**Attachments:**    [Report](#)  
                          [Applications](#)

- 7C. The Dubai Group Inc., on behalf of Strategic Contracting Company LLC, requesting an amendment to a conditionally approved 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](#)  
                          [Elevations](#)  
                          [Supplemental](#)

- 7D. Mountain Lake Heating/Fuel, LLC requests Minor Site Plan approval for the conversion of a two-unit building to a four-unit building and the construction of additional parking spaces at 28 South Street in the Downtown Residential (RD) District. Applicant requests to be postponed to the August 19th Planning Board meeting.

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

**Other Business**

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

**Adjournment****Information**

July 7, 2020 - Architectural Design Review Committee Minutes

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

Next regular monthly meeting is Wednesday, August 19th, 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.

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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.