



City of Concord

Agenda Planning Board

Wednesday, September 16, 2020

7:00 PM

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

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.

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

August 19, 2020 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. **Determination of Completeness by Consent**

5A. Nobis Engineering, on behalf of Brixmor Capitol, requests Major Site Plan approval for construction of two new buildings for restaurant, retail, and coffee shop use with a drive-through facility at 80 Storrs Street in the Opportunity Corridor Performance (OCP) District.

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

5B. Whittmore Holdings requests Major Site Plan approval for expansion of vehicular storage area at 45 Chenell Drive in the Industrial (IN) District.

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

6. **Design Review Applications by Consent**

- 6A. Concord Hospital requests ADR approval for a new non-monument sign at 250 Pleasant Street in the Institutional (IS) District.

Attachments: [Application](#)

- 6B. Granite State Independent Living Foundation requests ADR approval for the installation of a new internally-illuminated freestanding sign at 21 Chenell Drive in the Office Park Performance (OFP) District.

Attachments: [Application](#)

- 6C. Caring Family Dentistry requests ADR approval for the replacement of an internally-illuminated monument sign at 327 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6D. The Smoothie Bus requests ADR approval for the replacement of a non-illuminated awning sign at 62 Pleasant Street in the Civic Performance (CVP) District.

Attachments: [Application](#)

Public Hearings

7. Design Review Applications

- 7A. 230 North Main Street, LLC requests ADR approval for the installation of two new non-illuminated wall signs at 230 North Main Street in the Urban Commercial (CU) District

Attachments: [Application](#)

- 7B. Sheldon Pennoyer, on behalf of Chase Pennoyer and Kelly Buchanan, requests ADR approval for a building permit in a performance district for the addition of a dormer to a residential building at 31 Warren Street in the Civic Performance (CVP) District.

Attachments: [Plans](#)

- 7C. Concord Hospital requests a Conditional Use Permit and ADR approval to allow for a building sign over 25 feet above grade and a second Conditional Use Permit for a directory sign at 116 Langley Parkway in the Civic Performance (CVP) District.

Attachments: [Report](#)

[Plans](#)

[Supplemental](#)

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. Michael Foulds requests a Conditional Use Permit (CUP) to allow a second curb cut

where only one is otherwise permitted based on the frontage at 60 West Parish Road in the Open Space Residential (RO) District.

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

- 8B. S&H Land Services, on behalf of the Laura M. Jobin Trust of 2006, requests Minor Subdivision approval for a 2-lot subdivision of a property located on Blackwater Road in the Residential Open Space District.

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

- 8C. 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.

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

- 8D. Stantec, on behalf of the New Hampshire Air National Guard, requests Major Site Plan approval for a 14,700 sf addition and associated site improvements at 26 Regional Drive in the Industrial (IN) District.

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

Other Business

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

Adjournment

Information

Info 1 September 1, 2020 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, October 21, 2020

Note: To review meeting agendas please visit the City's Website, 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.