



# City of Concord

## Agenda Planning Board

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Wednesday, January 20, 2021

7:00 PM

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

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1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes  
December 16, 2020 - Planning Board Minutes  
**Attachments:** [Minutes](#)
4. Agenda Overview
5. **Determination of Completeness**
  - 5A. CP Concord, LLC, requests Major Site Plan approval for the construction of a new restaurant and drive-through facility with associated site improvements at 310 Loudon Road in the Gateway Performance (GWP) District.  
**Attachments:** [Report](#)  
[Plans](#)  
[Supplemental](#)
6. **Design Review Applications by Consent**
  - 6A. Caring Family Dentistry requests ADR approval for the replacement of two internally illuminated wall signs at 327 Loudon Road in the Gateway Performance (GWP) District.  
**Attachments:** [Application](#)
  - 6B. Rite Aid requests ADR approval for the replacement of six internally illuminated wall signs and the replacement of an internally illuminated freestanding sign at 92 South Street in the Neighborhood Commercial (CN) District.  
**Attachments:** [Application](#)
  - 6C. Market Street Settlement Group requests ADR approval for the installation of a new non-illuminated wall sign at 91-93 North State Street in the Civic Performance (CVP) District.

**Attachments:**    [Application](#)

- 6D. Hodges Development Corp., on behalf of the US Army Corps. Of Engineers, requests ADR approval for the replacement of a non-illuminated wall sign and an externally illuminated panel on a freestanding sign at 211 Loudon Road in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)

- 6E. Hodges Development Corp., on behalf of Rick Smith, requests ADR approval for the replacement of a non-illuminated wall sign, the replacement of two internally illuminated window signs, and the replacement of an externally illuminated panel on a freestanding sign at 211 Loudon Road in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)

- 6F. Hodges Development Corp., on behalf of Rick Smith, requests ADR approval for the installation of a new externally illuminated wall sign at 211 Loudon Road in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)**Public Hearings****7. Site Plan, Subdivision and Conditional Use Permit Applications**

- 7A. Jarbel Realty, LLC requests Major Site Plan approval for conversion of an existing nonresidential structure to a five unit residential and commercial use at 189 N. Main Street in the Urban Commercial (CU) District.

**Attachments:**    [Report revised](#)  
[Plans](#)  
[Supplemental](#)  
[Report](#)**Other Business**

8. Annual Review of Impact Fee Inflationary Rates

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

9. Q & A with Code Studio regarding design standards
10. Proposed Zoning Map
11. Election of Officers

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

### **Adjournment**

### **Information**

Inf.01 January 5, 2021 - Architectural Design Review Committee Minutes

**Attachments:**    [Minutes](#)

Next regular monthly meeting is Wednesday, February 17th, 2021

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.