



City of Concord

Agenda

Planning Board

Wednesday, February 17, 2021

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

January 20, 2021 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. **Determination of Completeness**

5A. TF Moran, on behalf of ZJBV Properties, LLC, requests Comprehensive Development Plan approval for a 2-Phase mixed use project consisting of multifamily structures, attached residential structures, and a commercial use; also requested is a Major Site Plan approval for construction of Phase 1, consisting of three (3) residential apartment buildings totaling 236 units, with associated parking and site improvements, and a Conditional Use Permit (CUP) to allow construction of fewer parking spaces than are required at 70 Pembroke Road in the Opportunity Corridor Performance (OCP) District.

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

6. **Design Review Applications by Consent**

6A. Hodges Development Corp., on behalf of True Confections, requests ADR approval

for the replacement of a non-illuminated wall sign, the installation of a new non-illuminated wall sign, the replacement of an externally illuminated panel on a freestanding sign, and the installation of a new non-illuminated projecting sign at 211 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6B. 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](#)

- 6C. Lilise Designer Resale requests ADR approval for the installation of a non-illuminated wall sign and a new non-illuminated blade sign at 7 North Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6D. Geronimo Properties, on behalf of MVPT, requests ADR approval for the installation of two new externally-illuminated wall signs and a non-illuminated wall sign at 5 Clinton Street in the Neighborhood Commercial (CN) District.

Attachments: [Application](#)

Public Hearings

7. Design Review Applications

- 7A. New Hampshire Distributors Inc. requests ADR approval for the construction of a new 345 square foot entry vestibule on the east side of the building at 1 Horseshoe Pond Lane in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

- 7B. The Granite Group Inc. requests ADR approval for the construction of a new air lock entry to the north side of the building located at 6 Storrs Street in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. Richard Bartlett and Associates, LLC, on behalf of the Concord School District, requested Minor Subdivision approval for a two lot subdivision and Conditional Use Permit approval for off-site parking at 111 1/2 Warren Street in the Institutional (IS) District.

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

- 8B. Nobis Group, on behalf of Capital Region Health Care Corporation, requests Minor Subdivision approval to subdivide the new medical office building and ambulatory surgery center lot from the main Concord Hospital Campus at 250 Pleasant Street and 116 Langley Parkway in the Institutional District (IS). The applicant also requests Minor Condominium Subdivision to subdivide the new lot into condominium units.

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

- 8C. TF Moran, on behalf of KRJ Finance, LLC, request Minor Subdivision approval for a three lot subdivision at 462 Josiah Bartlett Road in the Medium Density Residential (RM) District.

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

- 8D. Brenda Perkins requests a Minor Site Plan approval to allow a third dwelling unit at 195 East Side Drive in the Single Family Residential (RS) District.

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

- 8E. Keach-Nordstrom Associates, Inc., on behalf of Martin & Mary Jane Coronis, request Major Site Plan approval for a conversion of 4-unit dwelling to a 5-unit dwelling at 264-266 North State Street in the Urban Transitional (UT) District.

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

- 8F. 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](#)

- 8G. Nobis Group, 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. The Applicant has requested a continuance to the March 17, 2021 Planning Board meeting.

Other Business

9. Request to re-zone approximately 30 acres off of Kyle Road from Open Space Residential (RO) and Single Family Residential (RS) to Medium Density Residential (RM). Postponed to the March 17, 2021 meeting.
10. Planning Board designee to the Heritage Commission
11. Any other business which may legally come before the Board.

Adjournment

Information

Info. February 2, 2021 - Architectural Design Review Committee Minutes
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Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, March 17, 2021

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.