



City of Concord

Agenda Planning Board

Wednesday, June 16, 2021

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

6:00 pm *Non-public session in accordance with RSA 91-A: 3, II(I)*

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

May 19, 2021 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. Determination of Completeness Items by Consent

5A. Dakota Partners, on behalf of P&M Realty of Concord, LLC, requests Major Site Plan approval for a mixed-use development consisting of 192 multifamily units in six residential structures, a club house, and two pad sites for future development; also requested is a Conditional Use Permit (CUP) to allow construction of fewer parking spaces than are required, for property off Langdon Ave in the Opportunity Corridor Performance (OCP) District.

Attachments: [Reports](#)
[Plans](#)
[Architectural Plans](#)
[Traffic Study](#)
[Project Narrative](#)

5B. Dakota Partners, on behalf of P&M Realty of Concord, LLC, requests Major Subdivision approval to create 5 land condominium units on property off Langdon Ave in the Opportunity Corridor Performance (OCP) District.

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

6. Design Review Applications by Consent

- 6A. Hodges Development Corp., on behalf of Rick Smith, requests ADR approval for the installation of two non-illuminated wall signs at 211 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6B. Barlo Signs, on behalf of Northway Bank requests ADR approval for the installation of a new internally-illuminated monument sign at 190 North main Street in the Urban Commercial (CU) District.

Attachments: [Application](#)

- 6C. Neopco Sign Co., on behalf of Avenues Recovery Center request ADR approval for the installation of a non-illuminated wall sign at 81 Hall Street in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

- 6D. Advantage Signs, on behalf of Eastern Analytical requests ADR approval for the installation of a new internally-illuminated monument sign at 51 Antrim Ave in the Industrial (IN) District.

Attachments: [Application](#)

- 6E. Advantage Signs, on behalf of Crisis Center of Central NH requests ADR approval for the replacement of an internally-illuminated freestanding sign panel and the replacement of an externally illuminated wall sign at 287 South Main Street in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

- 6F. Signarama, on behalf of Eric Gill, requests ADR approval for the installation of three new non-illuminated wall signs, and the replacement of two internally-illuminated freestanding signs at 63 Hall Street in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

Public Hearings

7. Design Review Applications

- 7A. ReVision Energy, on behalf of New Hampshire Distributors, requests ADR approval for installation of solar panels on the roof of the structure at 1 Horseshoe Pond Lane in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

- 7B. Rowland Studio requests ADR approval for the replacement of an

internally-illuminated freestanding sign panel, and two internally-illuminated wall signs at 89 Fort Eddy Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. BL Companies, Inc, on behalf of CP Concord LLC, requests a one year extension of a conditional condominium subdivision approval for 310 Loudon Road in the Gateway Commercial Performance (GWP) District.

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

- 8B. R.D. Bartlett & Associates, on behalf of Pam Sampadian Revocable Trust, requests Minor Subdivision approval for a lot line adjustment to annex approximately 4 acres from 308 South Street to 306 South Street in the Single Family Residential (RS) District.

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

- 8C. Allen & Major Associates, on behalf of Marcus S. & Katherine A. Weeks, and Elizabeth Fuentes, request Minor Subdivision approval for a lot line adjustment between 24 and 26 Brookwood Drive in the Medium Density Residential (RM) District.

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

- 8D. Fieldstone Land Consultants, PLLC, on behalf of Mark F. & Christine D. Bogacz, and Big Step LLC, request Minor Subdivision approval for a lot line adjustment to annex 10.28 acres from 103 Old Loudon Road to 3-7 Break O' Day Drive in the Medium Density (RM) and Gateway Performance (GWP) Districts.

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

- 8E. TF Moran, on behalf of KRJ Finance, LLC, request Major Subdivision approval for a nine lot cluster subdivision at 462 Josiah Bartlett Road in the Medium Density Residential (RM) District. The applicant has requested to postpone the public hearing to the July 21st Planning Board meeting.

- 8F. Nobis Group, on behalf of Brixmor Capitol, requests Major Site Plan approval for construction of three 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](#)
 [Elevations](#)
 [Supplemental](#)
 [110 Grill Architecture Examples](#)
 [Concept Presented at the August 10, 2020 City Council Meeting](#)
 [Public Comment](#)

Other Business

9. Planning Board recommendation to City Council on tax-deeded properties

Attachments: [Report](#)

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

Adjournment

Information

Info 1 June 1, 2021 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, July 21st, 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.