



City of Concord

Agenda Planning Board

Wednesday, September 15, 2021

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call To Order

2. Roll Call

3. Approval of Meeting Minutes

August 18, 2021 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. Design Review Applications by Consent

5A. SB Signs, on behalf of Spirit Halloween, requests ADR approval for the replacement of three non-illuminated wall signs at 271 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

5B. Barlo Signs, on behalf of Banfield Animal Hospital, requests ADR approval for the replacement of an internally-illuminated wall sign at 299 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

5C. Advantage Signs, on behalf of Christ the King Parish, requests ADR approval for the installation of a new non-illuminated monument sign at 72 South Main Street in the Urban Transitional (UT) District.

Attachments: [Application](#)

5D. Sign-A-Rama, on behalf of Express Jewelry Center, LLC, requests ADR approval for the installation of a new externally-illuminated projecting sign and a new externally-illuminated wall sign at 6 North Main Street in the Central Business Performance (CPB) District.

Attachments: [Application](#)

Public Hearings**6. Design Review Applications**

- 6A. Dealers Choise LLC, on behalf of Tokoos International Market requests ADR approval for the replacement of an internally-illuminated freestanding sign and a non-illuminated wall sign 374 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

7. Site Plan, Subdivision and Conditional Use Permit Applications

- 7A. Bedford Design Consultants, on behalf of R.J. Moreau Communities, LLC, requesting an amendment to a previously approved Major Subdivision Plan to amend the cul de sac paving requirements at Alice Drive in the Single Family Residential (RS) District (Continued from the May 20, 2020 Planning Board Public hearing).

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

- 7B. Greenman-Pedersen Inc, on behalf of Wheelabrator Concord Co., requesting Major Site Plan approval for paving of new parking area and a Conditional Use Permit to allow for the payment in lieu of planting all of the required trees at 11 Whitney Road in the Industrial (IN) District. (2021-37)

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

- 7C. Erin Lambert, PE, on behalf of Pope Memorial SPCA of Concord-Merrimack county, requests Major Site Plan approval for a 1,970 sf building addition, new parking lot, and associated site improvements at 93-95 Silk Farm Road in the Open Space Residential (RO) District. The applicant has requested to postpone the public hearing to the October 20th, 2021 Planning Board meeting.

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

- 7D. McCourt Engineering Associates, PLLC, on behalf of Pitco Frialator, LLC, requests Major Site Plan approval for the construction of a 356,224 sf manufacturing facility and associated site improvements, and Conditional Use Permit approval for the expansion of impervious surfaces in the Aquifer Protection District and for a

reduction in the required number of parking spaces, at 15 Integra Drive in the Industrial (IN), Office Park Performance (OFP), and Residential Open Space (RO) Districts.

Attachments: [Report](#)
 [Plans](#)
 [Traffic Study Review Memo](#)
 [CNHRPC Memo](#)
 [Pembroke Memo](#)
 [Supplemental](#)

- 7E. TFMoran, on behalf of Interchange Development, requests Major Site Plan approval for a new fast food restaurant with drive through, parking, and associated site improvements at 1 Whitney Road in the Gateway Performance (GWP) District. (2021-36)

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

Other Business

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

Adjournment

Information

August 31, 2021 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, October 20, 2021

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