



City of Concord

Agenda Planning Board

Wednesday, November 17, 2021

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

6:00 pm RSA 91-A:2, I(b). Consultation with legal counsel.

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
October 20, 2021 - Planning Board Minutes
Attachments: [Minutes](#)
4. Agenda Overview
5. **Determination of Completeness**
 - 5A. TFMoran, Inc, on behalf of Perry William H. Family Trust & Perry Barbara M. Trust, requests Comprehensive Development Plan and Major Site Plan approval for a multifamily residential development consisting of approximately 123 two-bedroom units in (3) three story buildings; also requested are three Conditional Use Permits to allow a residential development without a commercial component in a GWP District, to allow construction of fewer parking spaces than are required, and to allow less than the required separation between driveways; along with associated site improvements, for property off of Pembroke Road in the Gateway Performance (GWP) District.
Attachments: [Report](#)
[Plans](#)
[Elevations](#)
[Traffic Memo](#)
[Supplemental](#)
6. **Design Review Applications by Consent**
 - 6A. Neopco Signs, on behalf of Capitol Craftsmen/Romance Jewelers, requests ADR approval for the installation of a new non-illuminated projecting sign at 16 N. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6B. Neopco Signs, on behalf of The DeStefano Cos., requests ADR approval for the replacement of an externally-illuminated freestanding sign at 46 Pleasant Street in the Civic Performance (CVP) District.

Attachments: [Application](#)

- 6C. Neopco Signs, on behalf of NH Pizza Co., requests ADR approval for the installation of a new non-illuminated wall sign and a new non-illuminated projecting sign at 76 N. Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6D. Neopco Signs, on behalf of Canine Strong, requests ADR approval for the replacement of an internally-illuminated wall sign at 248 Steep Davis Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6E. Sousa Signs, on behalf of Sam's Club, requests ADR approval for the replacement of an internally-illuminated freestanding sign, three internally illuminated wall signs, and two non-illuminated wall signs, at 304 Sheep Davis Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6F. Joyce Landwehr, on behalf of Sam's Club, requests ADR approval for façade modifications to the building at 304 Sheep Davis Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6G. Dasco Signs, on behalf of Dunkin Donuts, requests retroactive ADR approval for the replacement on an internally-illuminated wall sign, an internally-illuminated freestanding sign, and the relocation of an internally-illuminated wall sign, at 101 Loudon Road in the General Commercial (CG) District.

Attachments: [Application](#)**Public Hearings****7. Design Review Applications**

- 7A. Swim NH, LLC requests an amendment to an Architectural Design Review approval that was granted as part of a Major Site Plan application to allow a change to building materials for a proposed swimming pool enclosure at 41 Hall Street in the Gateway Performance (GWP) District.

Attachments: [Report](#)
[Revised plans](#)
[Previously approved plans](#)

- 7B. The Turner Group, on behalf of The DeStefano Cos., requests ADR approval for the renovation of an out-building for the purpose of a new dwelling unit at 46 Pleasant Street in the Civic Performance (CVP) District.

Attachments: [Application](#)

- 7C. KC Signs, on behalf of Tropical Smoothie Café, requests ADR approval for the installation of a new internally-illuminated wall sign and a replacement internally-illuminated freestanding sign at 240 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. Richard D. Bartlett & Associates, LLC, on behalf of Patrick J. Lafave & Kelly A. Mulroy, request Minor Subdivision approval for a 3 lot subdivision at 569 Mountain Road in the Medium Density Residential (RM) District. (2021-46).

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

- 8B. TFMoran, on behalf of Bull Meadow Re Holdings, LLC, requests an amendment to a Major Site Plan approval for construction of a single family home with storage garage underneath, and a Conditional Use Permit for proposed impacts to wetland buffer, at 63 Bog Road in the Residential Open Space (RO) and Medium Density Residential (RM) Districts (2021-47).

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

Other Business

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

Adjournment

Information

- Inf.1 November 2, 2021 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, December 15, 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.