



City of Concord

Agenda Planning Board

Wednesday, January 19, 2022

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

December 15, 2021 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. **Determination of Completeness**

5A. Nobis Group, on behalf of HLF East, LLC, requests a Major Site Plan approval for the construction of new 22,800 sf structure and 1,250 sf structure for the purpose of a car dealership, and associated site improvements, and Conditional Use Permit for the addition of impervious surface area within the Aquifer Protection District, at 134 Manchester Street in the Highway Commercial (HC) District.

Attachments: [Reports](#)
[Supplemental](#)
[Plans](#)
[Lighting Landscape Arch Plans](#)

5B. Wilcox & Barton, Inc, on behalf of SPCA of Concord-Merrimack County, request Major Site Plan approval for construction of a new 2,515 sf structure and associated site improvements for the purpose of a commercial kennel at 93-95 Silk Farm Road in the Open Space Residential (RO) District. The applicant is also proposing to merge the Silk Farm Road properties with 240 Clinton Street, also in the Open Space Residential (RO) District.

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

6. **Design Review Applications by Consent**

- 6A. Barlo Signs, on behalf of Market Basket, requests ADR approval for the installation of one new internally-illuminated wall sign at 15 Merchants Way in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6B. Barlo Signs, on behalf of HomeGoods, requests ADR approval for the installation of one internally-illuminated wall sign at 17 Merchants Way in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6C. Advantage Signs, on behalf of Holistic Family Health, requests ADR approval for the replacement of a non-illuminated monument sign at 102 Pleasant Street in the Institutional (IS) District.

Attachments: [Application](#)

- 6D. Sign-A-Rama, on behalf of Charles Leonard Steel Services, requests ADR approval for the replacement of an externally illuminated freestanding sign at 183 Pembroke Road in the Office Park Performance (OFP) District.

Attachments: [Application](#)

- 6E. NEOPCO Signs, on behalf of Casamigos, requests ADR approval for the installation of a new internally-illuminated wall sign at 94 Fort Eddy Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6F. NEOPCO Signs, on behalf of Revelstoke Coffee, requests ADR approval for the installation of a new non-illuminated wall sign and a new externally-illuminated projecting sign at 100 North Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6G. Sousa Signs, on behalf of Irving Oil, requests ADR approval for the replacement of an internally-illuminated freestanding sign and a non-illuminated wall sign at 114 Fisherville Road in the General Commercial (CG) Zone.

Attachments: [Application](#)

- 6H. Sousa Signs, on behalf of Irving Oil, requests ADR approval for the replacement of an internally-illuminated freestanding sign and two internally-illuminated wall signs at 190 Pleasant Street in the Neighborhood Commercial (CN) District.

Attachments: [Application](#)

- 6I. Sousa Signs, on behalf of Irving Oil, requests ADR approval for the replacement of a

non-illuminated wall sign at 231 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

Public Hearings

7. Design Review Applications

7A. Advantage Signs, on behalf of Greenblott & O'Rourke PLLC, requests ADR approval for the installation of one new non-illuminated projecting sign at 49 North Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

7B. Thorne's of Concord requests ADR approval for the replacement of an awning at 140 North Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

7C. National Sign, on behalf of Brothers Cortado, requests ADR approval for the installation of a new non-illuminated window sign and a new non-illuminated blade sign at 3-5 Bicentennial Square in the Central Business Performance (CBP) District.

Attachments: [Application](#)

7D. Cowan & Goudreau Architects, on behalf of Technical Education Concepts, requests ADR approval for the renovation of the southern façade of a building inclusive of a canopy roof addition and new ramp at 32 Commercial Street in the Opportunity Performance District.

Attachments: [Application](#)

8 Site Plan, Subdivision and Conditional Use Permit Applications

8A. Reardon Builders, on behalf of Matthew & Elizabeth Finney and Mary & Christopher Miller, requests an amendment to a Minor Subdivision approval to request a waiver to allow overhead utilities where underground utilities are required at 23 and 25 Portsmouth Street in the Residential Neighborhood (RN) District

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

8B. Wilcox & Barton, on behalf of New Hampshire Distributors, requests an amendment to a Major Site Plan approval to increase the height of the building, and a Conditional Use Permit to allow construction of fewer parking spaces than is otherwise required at 65 Regional Drive in the Industrial (IN) District.

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

- 8C. Richard Bowen, on behalf of Arthur H. Morse, requests a Conditional Use Permit to allow a 30 foot driveway separation where a 40 foot separation would otherwise be required at 14 Walnut Street in the Residential Neighborhood (RN) District.

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

Other Business

9. Proposed Ordinance Amendment to Section 29.2-1-2(b), Computation of the Amount of Impact Fee, updating the variable unit rate for Transportation, and Recreation Facilities in accordance with the annual inflationary rate.

Attachments: Report
Ordinance

10. Election of Officers

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

Adjournment

Information

Info 1 January 4, 2022 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, February 16th, 2022

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.