



# City of Concord

## Agenda Planning Board

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Wednesday, May 18, 2022

7:00 PM

City Council Chambers  
37 Green Street  
Concord, NH 03301

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1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

April 20, 2022 - Planning Board Minutes

**Attachments:** [Minutes](#)

4. Agenda Overview

**5. Determination of Completeness Items by Consent**

5A. Erin Lambert, P.E., on behalf of the Concord Coalition to End Homelessness, requests Major Site Plan approval to convert a two-unit residential structure into a six-unit residential structure at 120-122 Pleasant Street in the Institutional (IS) District.

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

**6. Design Review Applications by Consent**

6A. Neopco Signs, on behalf of Sharing Yoga, requests ADR approval for the installation of a new, externally-illuminated projecting sign at 51 South Main Street in the Central Business Performance (CBP) District.

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

6B. Neopco Signs, on behalf of Kyle Brown, requests ADR approval for the replacement of an internally-illuminated freestanding sign at 85 Manchester Street in the Highway Commercial (CH) District.

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

6C. NH Signs, on behalf of Nouria, requests ADR approval for the replacement of two internally-illuminated fuel canopy signs, an internally-illuminated wall sign, and an

internally-illuminated freestanding sign at 188 Pleasant Street in the Neighborhood Commercial (CN) District.

**Attachments:**    [Application](#)

- 6D. Keene Sign Worx, on behalf of Merrimack County Savings Bank, requests ADR approval for the installation of a new, non-illuminated wall sign at 1 Capitol Street in the Central Business Performance (CBP) District.

**Attachments:**    [Application](#)

- 6E. Signarama, on behalf of Planet Fitness Realco, LLC, requests ADR approval for the replacement of an internally-illuminated wall sign and an internally-illuminated freestanding sign at 89 Fort Eddy Road in the Gateway Performance (GWP) District.

**Attachments:**    [Application](#)

- 6F. Sousa Signs, on behalf of M&T Bank, requests ADR approval for the replacement of an internally-illuminated freestanding sign and two internally-illuminated walls signs, at 197 Loudon Road in the General Commercial (CG) District.

**Attachments:**    [Application](#)

## **Public Hearings**

### **7. Design Review Applications**

- 7A. Advantage Signs, on behalf of Village St. Apartments, requests ADR approval for the installation of a new, non-illuminated freestanding sign at 95 Village Street in the General Commercial (CG) District.

**Attachments:**    [Application](#)

- 7B. Cheshire Builders, on behalf of The Caleb Group, requests ADR approval for the installation of a new non-illuminated freestanding sign 33 Canal Street in the Opportunity Corridor Performance (OCP) District.

**Attachments:**    [Application](#)

### **8. Site Plan, Subdivision and Conditional Use Permit Applications**

- 8A. Lashing Out Studio, LLC, on behalf of Concord Whyte Properties, requests a Conditional Use Permit (CUP) approval for the use of a salon 112 Pleasant Street in the Institutional (IN) District.

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

- 8B. Northpoint Engineering and Concord National Youth Softball, on behalf of the City of Concord, requests Conditional Use Permit (CUP) approval for disturbance of wetland buffers for construction of batting cages at Russell Martin Athletic Fields on Iron Works Road in the Single Family Residential (RS) District. (2022-26)

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

- 8C. CMAF Enterprises, LLC, requests Minor Subdivision approval for a condominium conversion of an existing two-family structure at 6 Thorndike Street in the Urban Commercial (CU) District.

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

- 8D. Richard D. Bartlett & Associates, LLC, on behalf of HLF East, LLC and David & Jennifer Albert, requests Minor Subdivision approval for a lot line adjustment between 126 & 134 Manchester Street in the Highway Commercial (CH) District

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

- 8E. Richard D. Bartlett & Associates, LLC, on behalf of St. Paul School and John & Susan Fournier, requests Minor Subdivision approval for a lot line adjustment to annex 17 acres from 297 Pleasant Street to an adjacent parcel in the Medium Density Residential (RM) and Open Space Residential (RO) Districts.

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

- 8F. Interchange Development requests an amendment to the Comprehensive Development Plan (CDP) at Whitney Road (2020-41)

**Attachments:**    [Report](#)  
                              [CDP - proposed](#)  
                              [CDP - Previous Version](#)  
                              [Supplemental](#)

- 8G. Northpoint Engineering, LLC, on behalf of JTA Realty Investments, LLC, requests Major Site Plan approval to construct a commercial parking lot and Conditional Use Permit (CUP) for disturbance of a wetland buffer at 96 Hall Street in the Opportunity

Corridor Performance (OCP) District.

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

- 8H.    Warrenstreet Architects and Wilcox & Barton, on behalf of Mendota Properties, requests Major Site Plan approval to convert a single-family residential home into a five-room residential social service center at 29 Tallant Road in the Open Space Residential (RO) Districts

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

**9.    Council Referral**

- 9A.    Referral from City Council, a request to modify the Garvin Falls Phase 1 Mapped Line of Future Street; together with a report from the Senior Planner.

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

**Other Business**

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

**Adjournment**

**Information**

Info.1 May 3, 2022 - Architectural Design Review Committee Minutes

**Attachments:**    [Minutes](#)

Next regular monthly meeting is Wednesday, June 15, 2022

Note: To review meeting agendas please visit the City's Website, [www.concordnh.gov](http://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.