



City of Concord

Agenda Planning Board

Wednesday, June 15, 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

May 18, 2022 - Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

5. **Determination of Completeness**

5A. CATCH Neighborhood Housing requests Major Site Plan approval to construct a three story multifamily building consisting of 48 units, and a Conditional Use Permit (CUP) to not provide a commercial use at 303 Sheep Davis Road in the Gateway Performance (GWP) District.

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

6. **Design Review Applications by Consent**

6A. Signs Now NH, on behalf of CCW Management Corp., requests ADR approval for the replacement of a non-illuminated wall sign and an externally-illuminated wall sign at 28 Commercial Street in the Opportunity Corridor Performance OCP) District.

Attachments: [Application](#)

6B. Expose Signs & Graphics, Inc., on behalf of Concord Self Storage, requests ADR approval for the installation of a new, internally-illuminated wall sign and two new non-illuminated wall signs at 10 Ferry Street in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)

6C. Barlo Signs, on behalf of Liberty Utilities, requests ADR approval for the replacement

of an internally-illuminated wall sign at 116 North Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 6D. 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](#)

Public Hearings

7. Site Plan, Subdivision and Conditional Use Permit Applications

- 7A. 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](#)
 [Supplement - Site](#)
 [Supplemental - Off Site](#)
 [Plans](#)

- 7B. Richard D. Bartlett & Associates, LLC, on behalf of Stephanie Bradley, requests Minor Subdivision approval for a lot line adjustment between 197 & 199 Oak Hill Road in the Open Space Residential (RO) Districts.

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

- 7C. Mark Boucher requests Minor Subdivision approval for a two lot subdivision for land off Elm Street in Penacook in the Medium Density Residential (RM) District.

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

- 7D. Wilcox & Barton, on behalf of 125 NSS, LLC, requests Major Site Plan approval for construction of a 3-story office building addition at 125 North State Street in the Neighborhood Residential (RN) District.

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

- 7E. 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](#)

Other Business

8. Any other business which may legally come before the Board.
9. Removal of subdivision condition
10. Tabled - 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](#)

Adjournment

Information

Inf.1 May 31, 2022 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, July 20, 2022

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.

