



# City of Concord

## Agenda Planning Board

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Wednesday, August 17, 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  
August 2, 2022 - Architectural Design Review Committee Minutes  
**Attachments:** [Minutes](#)
4. Agenda Overview
5. **Design Review Applications by Consent**
  - 5A. Advantage Signs, on behalf of Dandelion Children's Consignment, requests ADR approval for the installation of a new non-illuminated projecting sign at 4 North Main Street in the Central Business Performance (CBP) District.  
**Attachments:** [Application](#)
  - 5B. Sousa Signs, on behalf of Start Jiu-Jitsu, requests ADR approval for the replacement of an internally-illuminated freestanding sign panel and an internally-illuminated wall sign at 89 Fort Eddy Road in the Gateway Performance (GWP) District.  
**Attachments:** [Application](#)
  - 5C. TurnOne Graphics, LLC, on behalf of Repete's, requests ADR approval for the replacement of an internally-illuminated wall sign at 106 South State Street in the Urban Transitional (UT) District.  
**Attachments:** [Application](#)
  - 5D. Metro Sign & Awning, on behalf of Washville Carwash, requests ADR approval for the installation of three internally-illuminated wall signs at 192 Loudon Road in the General Commercial (CG) District.  
**Attachments:** [Application](#)
  - 5E. KC Signs, on behalf of LL Flooring, requests ADR approval for the installation of an internally-illuminated wall sign and an internally-illuminated freestanding sign panel at

310 Loudon Road in the Gateway Performance (GWP) District.

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

- 5F. Planet Flagpole, on behalf of Wendy's, requests ADR approval for the installation of three internally illuminated wall signs at 2 Merchants Way in the Gateway Performance (GWP) District.

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

## **Public Hearings**

### **6. Design Review Applications**

- 6A. Advantage Signs, on behalf of Moritomo, requests ADR approval for the replacement of an internally-illuminated wall sign and 32 Fort Eddy Road in the Gateway Performance (GWP) District.

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

- 6B. Gilberto Reyes, on behalf of El Rodeo Mexican Restaurant, requests ADR approval for the installation of a pergola over established outdoor seating at 22 Loudon Road in the Gateway Performance (GWP) District.

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

- 6C. MD Architects, PC, on behalf of VCA Real Property Acquisition Corporation, requests ADR approval for the installation of a screening fence and two concrete pads for the purpose of supporting a mobile MRI trailer at 1 Intervale Road in the Gateway Performance (GWP) District.

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

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

- 7A. T.F. Bernier, Inc, on behalf of the Jobin Family Trust, requests an amendment to a previously approved Minor Subdivision Plan to request a waiver to allow overhead utilities at 124 and 128 Horse Hill Road in the Open Space Residential (RO) District.

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

- 7B. Wilcox & Barton, on behalf of NHT 2022 LLC, requests Major Site Plan approval for modifications to an existing parking lot at 81 Hall Street in the Opportunity Corridor Performance (OCP) District.

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

- 7C. Wilcox & Barton Inc., on behalf of Arts Alley, LLC, C/O Foxfire Property management Inc, requests Major Site Plan approval for construction of a two story mixed use building consisting of a first floor restaurant and second floor office and/or event space at 20-20.5 South Main Street in the Central Business Performance (CBP) District. Postponed.
- 7D. Kalapa Realty Trust, LLC requests Major Site Plan approval and Minor Subdivision Approval for an age restricted residential development consisting of attached condominium units, along with a Conditional Use Permit (CUP) for disturbance to a wetland buffer at 61 Borough Road in the Single Family (RS) and Medium Density (RM) Districts. Postponed to the September 21, 2022 Planning Board meeting.

### **Other Business**

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

### **Adjournment**

### **Information**

Info. July 20, 2022 - Planning Board Minutes  
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**Attachments:** [Minutes](#)

Next regular monthly meeting is Wednesday, September 21, 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.