



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

August 16, 2017

Project Summary – Conditional Use Permit

Project: Sheep Davis Partners/Signarama (2017- 25)
Property Owners: Sheep Davis Partners, LLC
Address: 248/254 Sheep Davis Rd
Map/Block/Lot: 111/H3/3

Determination of Completeness:

Determine this application complete and open the public hearing.

Project Description:

The applicant is requesting a Conditional Use Permit (CUP) to allow the installation of two (2) freestanding signs, one (1) for each building in accordance with Article 28-6-9 (c) (4) which permits the installation of one free standing sign for each building located on a single lot subject to the granting of a conditional use permit by the Planning Board pursuant to Section 28-9-4(b).

Project Details:

Zoning: Gateway Performance (GWP) District
Residential Open Space (RO) District

Sign Height Permitted: 20'
Sign Height Proposed: 12.3'

Sign Area Permitted: 40 sf
Sign Area Proposed: 39.6 sf

1. General Comments

- 1.1 The following comments pertain to a conditional use application dated June 15, 2017.
- 1.2 This application was reviewed by Architectural Design Review (ADR) at their regularly scheduled July 11, 2017 meeting. The ADR Committee was in favor of the sign design and had no additional comments.
- 1.3 Article 28-6-9 (c)(4)(c) requires the two proposed freestanding signs to be located at least 300' apart.

1.4 Article 28-6-9 (c)(4)(d) requires both signs to be setback at least 150' from the side lot lines.

2. Recommendations

2.1 **Grant Conditional Use Permit approval** to allow two (2) freestanding signs on a single lot subject to the following conditions to be fulfilled within one year and prior to endorsement of the final plan by the Planning Board Chairman and Clerk, unless otherwise specified:

(1) Both freestanding signs shall be installed at least 150' from any side lot lines, and at least 300' from any other freestanding sign located on the lot.

(2) All temporary signage, including window signs, shall be removed from the lot prior to the installation of the new freestanding signs.

Prepared by: JCS

S:\Plan\Development Review\Project Files\2017\Signarama_CUP