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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

November 20, 2019

Project Summary – Major Site Plan

Project: Irving Oil Site Redevelopment (2018-41)
Property Owners: Irving Oil Marketing, Inc. & Irving Oil Properties NH Corp
Address: 22&24 Penacook St. & 163 North State Street
Map/Block/Lot: 583/Z 74, 583/Z 75, 583/Z 76

Applicant's Request:

The Applicant submitted a request for a six-month extension to address the request for additional information.

Project Background:

The application went before the Planning Board at a public hearing on September 19, 2018. At the hearing, the Board continued the public hearing for the applicant to hold a community meeting with the neighborhood. At the November 20, 2018 Planning Board meeting, the Board granted the Applicant's request to table the application to no date certain to allow for additional time to address the design and work with the neighborhood.

Per Section 6.07 of the Site Plan Regulations, any application which has been tabled for additional information shall be automatically determined to be withdrawn after one year from the date of tabling. Therefore, as of November 20, 2019, the application would be determined to be withdrawn. The Applicant is requesting that the Board allow an additional 6 months to address the additional information.

Staff feels that a substantial amount of time has lapsed since the initial public hearing, and a new application should be submitted after a community meeting is held, as was requested by the Board. Therefore, staff does not support the request for an extension.

Recommendations

Staff recommends that the Planning Board vote on the request to extend the tabled application by an additional six months to May 20, 2020.

Prepared by: BAF

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