



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

September 16, 2020

Project Summary – Conditional Use Permit

Project Name: Concord Hospital – Conditional Use Permits (2020-18)
Owner: Concord Hospital
Address: 250 Pleasant Street/116 Langley Parkway
Map/Block/Lot: 95/3/4A

Determination of Completeness:

Staff recommends the application be determined complete and the public hearing opened. As part of the motion, indicate that the project does not meet the criteria for a Development of Regional Impact (DRI), per RSA 36:55.

Project Description:

The applicant is requesting two Conditional Use Permits in accordance with Article 28-6-9(b)(2) and Article 28-6-9(d)(2) of the Zoning Ordinance to allow a sign over 25 feet above grade at 250 Pleasant Street and a directory sign for multiple buildings and uses, respectively, in the Institutional (IS) District. The applicant is also requesting ADR approval for these signs.

The applicant is proposing to install a building sign approximately 26 feet above grade. The application went before the Architectural Design Review Committee on 6/2/20. The ADRC recommended approval for the location, height, and design of the sign on the southern elevation. The ADRC also recommended approval of the directional sign with the recommendations that the sign size be increased to 20 square feet, and that the buildings/services be listed on the sign in descending order as follows: Concord Hospital, Memorial Building, Pillsbury Building, leave a space and continue the list as follows: Learning Center, Granite Ledge, Encompass Healthy, leave a space, add Hospital Receiving. Staff recognizes that the CUP narrative and application provided by the applicant as adequately addresses the submission criteria.

Staff notes that this sign is proposed to be internally illuminated, which is not permitted in the Institutional (IS) District. The applicant appeared before the Zoning Board of Adjustment on 7/1/2020 and was denied a variance to Article 28-6-9(e), Sign Illumination, Section (1) to allow the building sign to be internally illuminated. The applicant has stated that the design will remain the same, but will not be illuminated.

1. Recommendations

- 1.1 **Grant ADR approval** for the design of the building sign 26 feet above grade at 116 Langley Parkway and for the installation of a directory sign at 250 Pleasant Street.
- 1.2 **Grant CUP approval** for installation of the building sign 26 feet above grade at 116 Langley

Parkway and for the installation of a directory sign at 250 Pleasant Street.

Prepared by: SCD

S:\Plan\Development Review\Project Files\2020\2020-18_Concord_Hospital_CUP\Reports and Letters



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David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Sam Durfee, Senior Planner
FROM: Martha Drukker, Associate Engineer
DATE: July 7, 2020
SUBJECT: Plan Review, Concord Hospital Wayfinding Sign CUP, 250 Pleasant Street;
Map 95, Block 3, Lot 4; (2020-18)

The Engineering Services Division (Engineering) has received the following items for review:

- *Application for Conditional Use Permit, prepared by Jay Gemmiti, dated May 20, 2020, containing Site Plan, Sheet C3 by Nobis Engineering with a digital overlay depicting proposed sign location and as submitted June 17, 2020 as evidence for CUP application to Planning Board.*

As a supplement to any comments offered by the Planning Division, Engineering offers the following design related comments. **With subsequent submissions, the applicant should provide a response letter that acknowledges/addresses each of these comments.**

General Comments

1. The sign location is depicted outside of the 66' wide access easement, yet no dimensioning is provided. Photoshop image provided by PrintNH depicts behind the existing concrete sidewalk, sidewalk not shown on Site Plan. Rough scaling in GIS puts the existing abandoned in place foundations at the ROW line (which should subsequently be removed), this contradicts PrintNH photo showing the new sign west of the foundations. A dimensioned plan showing existing conditions should be provided to ensure no conflict with Phase III of Langley Parkway. VHB Final Report 20150100 Langley Parkway Phase III Feasibility Study p.54 depicts the abandon foundation wholly in the future ROW. Future sign should be placed so it is not impacted during the construction of Phase III of Langley Parkway (min. 3-4 feet beyond future right of way). The fifth sheet in the application has an image that may indicate a conflict with the gas main in the grass panel based on DIGSAFE flags.

Engineering has no further comments.

Engineering Services
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8520
engineering@concordnh.gov