CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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Gloria McPherson
City Planner

PLANNING BOARD
AGENDA
Regular Meeting
May 15, 2013

The meeting will be held in City Council Chambers, at the Municipal Complex, 37 Green Street at 7:00 PM.

CALL TO ORDER

Determination of a quorum; review of attendance; and seating of Alternate Members as necessary

PUBLIC HEARINGS

Design Review

1. Consideration of requests for Design Review Approval by the following applicants, for signs, buildings and/or site plans at the noted locations, under the provisions of Section 28-9-4(f), Architectural Design Review, of the Code of Ordinances:

   a) Application by Associated Enterprises, Inc. requesting Design Review Approval for the replacement of 49 windows at 58-68 North Main Street, within the Central Business Performance (CBP) District.

   b) Application by Jeffrey Hathaway/Orange Leaf Frozen Yogurt requesting Design Review Approval for the installation of new ventilation louvers in existing blocked windows on the south side of 70 North Main Street, within the Central Business Performance (CBP) District.

   c) Application by Kristina & Jeff Hathaway/Orange Leaf Frozen Yogurt requesting Design Review Approval for a new affixed sign and a new hanging sign at 70 North Main Street, within the Central Business Performance (CBP) District.

   d) Application by NRFC Concord Holdings, LLC/Banfield Pet Hospital requesting Design Review Approval for a replacement affixed sign at 299 Loudon Road, within the Gateway Performance (GWP) District.

e) Application by The Masiello Group requesting Design Review Approval for a replacement awning sign at 4 Park Street, within the Central Business Performance (CBP) District.

f) Application by Harold Ekstrom requesting Design Review Approval for two new signs on two existing blocked windows at 12 North State Street, within the Central Business Performance (CBP) District.

g) Application by O'Reilly Auto Parts/VIP Tires & Service requesting Design Review Approval for a replacement face panel of an existing affixed sign and a replacement panel in an existing freestanding sign at 162 Manchester Street, within the Highway Commercial (CH) District.

h) Application by the Paper Store requesting Design Review Approval for a replacement affixed sign at 56 Fort Eddy Road, within the Gateway Performance (GWP) District.

a. Public Hearings on the above applications
b. Deliberations and Actions on the above applications

Subdivision Applications

2. Application by WBIN Media, Inc./Concord School District & the City of Concord, for property located at 4 Church Street, the former Walker School, requesting Minor Subdivision Approval for the subdivision of a portion of land to become Bouton Street right-of-way and the annexation of a portion of the North State Street right-of-way to the Walker School property. *(2013-19)*

a. Determination of Completeness
b. Public Hearing
c. Deliberations and Action on the application

3. Application by Scott and Samantha Daniels & Douglas Hicks, for property located at 134 Mountain Road and 95 Shaker Road, requesting Minor Subdivision Approval for a lot line adjustment, creating no new lots. *(2013-21)*

a. Determination of Completeness
b. Public Hearing
c. Deliberations and Action on the application

4. Application by LJJ Realty, LLC & Steven Rattee, for property located at 339 & 320 Mountain Road, requesting Minor Subdivision Approval for a two lot subdivision at 339 Mountain Road and an annexation of property from 339 Mountain Road to 320 Mountain Road. *(2013-22)*

a. Determination of Completeness
b. Public Hearing
c. Deliberations and Action on the application

Site Plan Review

5. Application by Havenwood-Heritage Heights, for property located at 149 East Side Drive, requesting Site Plan Approval, Design Review Approval, a Conditional Use Permit pursuant to Section 28-4-4(d), Disturbance to Bluffs and Buffers to Bluffs, and a Conditional Use Permit pursuant to Section 28-2-4(j) and 28-8-2(c), Modification of an Existing Residential Social Service Center, of the Zoning Ordinance, for the redevelopment of the north end of the property, including the demolition of 65 residential dwelling units, construction of 34 new residential dwelling units, construction of a new private road, driveways, sidewalks, stormwater management, lighting, landscaping, and related site improvements. *(2013-0008)*

    a. Public Hearing
    b. Deliberations and Action on the application

6. Application by Concord-Merrimack County SPCA, for property located at 254 Clinton Street, requesting Site Plan Approval and Design Review Approval for the construction of a new SPCA animal shelter, with associated parking, stormwater management, lighting, landscaping, and site improvements. *(2013-0009)*

    a. Public Hearing
    b. Deliberations and Action on the application

7. Application by Concord Hospital, for property located at 250 Pleasant Street, requesting Site Plan Approval, Design Review Approval, and a Conditional Use Permit pursuant to Section 28-4-1(f)(3), Maximum Height of Buildings or Structures, of the Zoning Ordinance, for the construction of a new 5,583 square foot Central Utility Plant to replace the existing plant, including the reconfiguration of associated utilities, and for the construction of a third deck on the existing F Lot parking garage. *(2013-18)*

    a. Determination of Completeness

8. Application by WBIN Media, Inc./Concord School District, for property located at 4 Church Street, requesting Site Plan Approval, Design Review Approval, a CUP pursuant to Section 28-7-11(d), Additional Compact Automobile Spaces, a CUP pursuant to Section 28-7-11(f), Driveway Separation Alternatives, and two CUPs pursuant to Section 28-5-23(e), Wireless Telecommunication Equipment, of the Zoning Ordinance, for the redevelopment of the Walker School property, including additional parking, landscaping, lighting and related site improvements. *(20013-0020)*

    a. Determination of Completeness

9. Application by LJJ Realty, Inc., for property located at 339 Mountain Road, requesting Major Subdivision Approval, Design Review Approval, and a Conditional Use Permit pursuant to Section 28-4-3(a), Disturbance to a Wetland Buffer, for a five lot cluster subdivision. (2013-23)

    a. Determination of Completeness

10. Application by Sandy's Pet Food Supply Center/Concord School District, for property located at 139 Old Turnpike Road, requesting Site Plan Approval, Design Review Approval and a Conditional Use Permit pursuant to Section 28-7-11(f), Driveway Separation Alternatives, of the Zoning Ordinance, for the construction of a 7,000 square foot commercial building, with associated parking, loading, stormwater management, lighting, landscaping, and related site improvements. *(2013-25)*

    a. Determination of Completeness

11. Application by Swenson Granite Company, LLC, for property located at 369-371 N. State Street, requesting Site Plan Approval, Design Review Approval, and a Conditional Use Permit pursuant to Section 28-4-3(d), Disturbance of Wetland Buffers, of the Zoning Ordinance, for the construction of a new 32,175 square foot manufacturing building at the top of the existing granite quarry, and associated parking, grading and site work. *(2013-26)*

    a. Determination of Completeness

Amendments to the Zoning Ordinance

12. Consideration of proposed amendments to Article 28-4, Development Design Standards, which would add a new development type, Continuing Care Retirement Community, and design and performance standards; and corollary amendments to Section 28-2-4(j), Table of Principal Uses, Section 28-9-4(f), Decisions by the Planning Board, Architectural Design Review, and Section 28-7-2(e)(A), Table of Off-Street Parking Requirements, Principal Uses, Residential.

13. Proposed amendments to Section 28-4-7, Cluster Development, which would add exemptions to the cluster development requirement in the Open Space Residential (RO) Zoning District, density standards and other performance standards; and corollary amendments to Section 28-5-46, Single Family Dwellings in a Standard (Non-Cluster) Subdivision and Section 28-3-5, Penacook Lake Watershed Protection (WS) District.

Amendments to the Site Plan Regulations

7. Proposed amendments to Chapter 4, Design Standards, which would add a new Section on Open Space Residential Development Design Standards; and corollary amendments to renumber the Site Plan Regulations as necessary.

REGULAR MEETING

8. Minutes of the April 17, 2013 Planning Board meeting.

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

INFORMATION

10. Minutes of the May 7, 2013, Architectural Design Review Committee meeting.

- Next regular monthly meeting on Wednesday, June 19, 2013. *** Note: Meeting may be held in the Second Floor Conference Room, City Hall.