



CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

City Hall • 41 Green Street • Concord, NH 03301 • tel. 603/225-8515 • fax 603/228-2701

PLANNING BOARD
AGENDA
Regular Meeting
November 20, 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 the [Bindery Redevelopment, LLC](#) for modifications to two existing affixed signs for Gibson's at 45 South Main Street, within the Central Business Performance (CBP) District.
 - b. Application by [Boys & Girls Clubs of Greater Concord](#), requesting Design Review Approval for a new free-standing sign and two affixed signs at 55 Bradley Street, within the Urban Transitional (UT) District.
 - c. Application by [CVS Pharmacy](#), requesting Design Review Approval for modifications to an existing free-standing sign, modifications to two affixed signs and one new affixed sign for the Minute Clinic in the CVS at 4 Hall Street, within the Gateway Performance (GWP) District.
 - d. Application by [New Hampshire Federal Credit Union](#), requesting Design Review Approval for two new affixed signs at 47 North Main Street, within the Central Business Performance (CBP) District.

- e. Application by [New Hampshire Federal Credit Union](#), requesting Design Review Approval for two replacement free-standing signs and two replacement affixed signs at 70 Airport Road, within the Industrial (IN) District.
- f. Application by [Siam Orchid – Thai Bistro](#), requesting Design Review Approval for a new affixed sign and a relocated awning and signage at 12 North Main Street, within the Central Business Performance (CBP) District.
- g. Application by [Upton and Hatfield LLP](#), requesting Design Review Approval for window replacement at 10 Centre St, within the Civic Performance (CVP) District. (2013-57)

Subdivision Applications

- 2. Application by [Concord Christian Academy and Capital City Realty, LLC](#), for property located at 37 Regional Drive and 70 Pembroke Road, requesting Minor Subdivision approval to establish a long term lease for parking and recreational use on 4.78 acres of property owned by Capital City Realty for use by the Concord Christian Academy. (2013-58)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
- 3. Application by [Richard & Catherine Croak and Russell Matthews](#), for property located 154 and 156 Mountain Road to allow for the conveyance of 1,597 square feet (0.04 acres) of property from Russell Matthews to Richard & Catherine Croak. (2013-62)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
- 4. Application by [Thomas H. Cheney](#), for property located at 189, 197, and 207 Fisherville Road to consolidate three existing lots and create lots of 1.83 acres and 3.06 acres for future commercial development. (2013-59)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
- 5. Application by [Gregory P. & Lisa A. Marceau](#), for property located at 55 Noyes Street to subdivide the property to create a lot for the existing home consisting of 16,030 square feet and to create a new lot of 12,438 square feet for a future single family residence. (2013-63)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Site Plan Review

6. Application by [Thomas Cheney and Zaremba Program Development, LLC](#) for a proposed 9,278 square foot Dollar General retail store, and the construction of parking and loading areas, site lighting, landscaping, drainage, utility and signage improvements at 197-207 Fisherville Road. (2013-60)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

7. Application by [Concord 93 Limited Partnership](#) for a free-standing ATM in an existing parking lot at 55 Fort Eddy Road for Bank of America, requesting Major Site Plan Approval and Design Review Approval, for a new 37± square foot retail bank building with affixed signage and modifications to the existing parking, curbing, lighting, and landscaping. (2013-48)
 - a. Design Review Discussion with Board
 - b. Public Testimony
 - c. Determination of Completeness

REGULAR MEETING

8. Minutes of the [October 16, 2013](#), Planning Board meeting

9. City Council Referral – [Release of an existing right-of-way easement](#) for the extension of a future road on tax parcel 122-2-28 as requested by Public Service Company of New Hampshire

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

INFORMATION

11. Minutes of the [November 12, 2013](#), Architectural Design Review Committee meeting
 - Next regular monthly meeting on Wednesday, December 18, 2013