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
January 15, 2014

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 Architectural 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 PFP Associates, on behalf of Pain Care, requesting Architectural Design Review Approval for revisions to two (2) affixed signs at 24 Bridge Street, within the Opportunity Corridor Performance (OCP) District.

    b. Application by Shannon Drake, on behalf of the Soup Gallery, requesting Architectural Design Review Approval for a new affixed sign at 55 N. Main Street, within the Central Business Performance (CBP) District.

        a. Public Hearings
        b. Deliberations and Action on the Applications

Subdivision Application

2. Application by Kip Garvin and Michael T. Harrison & Catherine M. Gunter, for property located at 7 Timberline Drive and 38 Currier Road, requesting Minor Subdivision approval to transfer 2.171 acres from the parcel at 7 Timberline Road to the parcel at 38 Currier Road. (2014-01)

        a. Determination of Completeness

b. Public Hearing
c. Deliberations and Action on the Application

Site Plan Review

3. Application by Concord AC Tennis Div., Inc., DBA The Racquet Club of Concord, on behalf of Executive Health & Sports Center, requesting Major Site Plan Approval, Architectural Design Review Approval and a Conditional Use Permit pursuant to Article 28-4-4(d), to allow disturbances to Bluffs and Bluff Buffers, for renovations and expansion of an existing health and fitness club and the addition of medical offices at 10 Garvins Falls Road, including modifications to the existing parking, site access, lighting and landscaping. (2013-67)

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

4. Application by Siena Investments, LLC, on behalf of Capri Real Estate Holdings, LLC, City of Concord, State of New Hampshire, and Everett L. and Patricia A. Foster, for Major Site Plan Approval to construct a 22,596 square foot retail building and a 4,950 square foot restaurant, including parking, landscaping, drainage, and lighting between Loudon Road and Old Loudon Road opposite the Steeplegate Mall. The approval includes the relocation of the Old Loudon Road intersection with Loudon Road from its current location opposite Branch Turnpike to the existing signalized intersection with D'Amante Drive. (2013-69)

    a. Determination of Completeness

REGULAR MEETING

1. Further consideration of Site Plan and Subdivision Applications 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) (2013-59)*

2. Minutes of the December 18, 2013, Planning Board meeting.

3. Consideration of a draft of the Utility Section (XI) of the Year 2030 Master Plan.

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

INFORMATION

5. Minutes of the January 7, 2014, Design Review Committee meeting

- Next regular monthly meeting on Wednesday, February 19, 2014
- Notice of the Moonlit Adventure at Carter Hill Orchard, January 17, 2014, 6:00 PM.