



CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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Nancy Larson
City Planner

PLANNING BOARD
AGENDA
Regular Meeting
May 21, 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 [Capital Plaza, LLC](#), on behalf of Rath, Young and Pignatelli, PC, requesting Architectural Design Review Approval for a new 4 sq. ft. hanging sign at 57-81 N. Main Street, within the Central Business Performance (CBP) District.
 - b. Application by [Boys and Girls Club of Greater Concord](#), requesting Architectural Design Review Approval for a new 12 sq. ft. non-illuminated monument sign, a new 6 sq. ft. wall sign and a new 7.6 sq. ft. window sign at 55 Bradley Street, within the Urban Transitional (UT) District.
 - c. Application by [Clark Tomassian](#), on behalf of RJ Ilg, requesting Architectural Design Review Approval for a replacement panel in an existing non-illuminated freestanding sign at 169 Loudon Road, within the General Commercial (CG) District.

- d. Application by [MNP Realty, LLC](#), on behalf of Family Dollar, requesting Architectural Design Review Approval for a replacement panel in an existing internally illuminated wall sign, and a replacement panel in an existing internally illuminated freestanding sign at 108 Fisherville Road, within the General Commercial (CG) District.
- e. Application by [ADN Realty Trust and ABS Realty Trust](#), on behalf of Fisherville Pharmacy, requesting Architectural Design Review Approval for a new 36 sq. ft. internally illuminated wall sign at 219 Fisherville Road, within the General Commercial (CG) District. (**Recommendation is to table.**)
- f. Application by [The Duprey Companies](#), on behalf of Greater Concord Chamber of Commerce, requesting Architectural Design Review Approval for two (2) new 16 sq. ft. banners to be affixed to light poles at 49 South Main Street, within the Central Business Performance (CBP) District.
- g. Application by [Tedeschi Food Shops](#), on behalf of Bo and Pop Limited Partnership, requesting Architectural Design Review Approval for a replacement freestanding sign, a new internally illuminated 36 sq. ft. wall sign, a replacement 65 sq. ft. internally illuminated freestanding sign and two (2) new wall signs on the pump island canopy at 9 Village Street, within the General Commercial (CG) District.
- h. Application by [United Church of Penacook](#) requesting Architectural Design Review Approval for two (2) non-illuminated freestanding signs - 13.3 sq. ft. and 39.6 sq. ft. (with changeable copy) at 21 Merrimack Street, Penacook, within the Central Business Performance (CBP) District.
 - a. Public Hearings
 - b. Deliberations and Action on the Applications

Site Plan Review

1. Application by [Richard J. Day](#), on behalf of Sugar River Bank, requesting Major Site Plan Approval to construct a 3,350± square foot building to contain a branch bank with four (4) drive up lanes, parking, landscaping, signage, drainage and lighting at 198 Loudon Road, and requesting a Conditional Use Permit (CUP) pursuant to Article 28-7-8(c) of the Zoning Ordinance, Separation of Driveways in Non-residential Districts, to allow for a single driveway onto Loudon Road with less than 200' of spacing from adjacent driveways. (2014-0012)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

Determination of Completeness (no public testimony will be taken):

2. Application by [W&E Realty](#), on behalf of Key Auto Group, requesting Major Site Plan and Design Review Approval, at 94 Manchester Street, to construct three (3) new buildings including a 19,909 square foot collision center, a 2,696 square foot used car sales building, and a 6,638 square foot oil/lube center with service bays. The project also includes parking, vehicle display areas, enclosed towing & vehicle storage for collision center, walkways, stormwater controls, underground utilities and landscaping. Also requested is a Conditional Use Permit (CUP) pursuant to Article 28-4-2 of the Zoning Ordinance, Buffer Requirements for Residential Districts and Article 28-4-2(L)(2) of the Zoning Ordinance, Conditional Use Permits Required for Certain Buffers, to allow for a shifting of the required buffer. (2014-0019)

- c. Determination of Completeness

Request for Amendments to Conditions:

2. Application by [Ashwood Development Companies](#) requesting an amendment to Special Condition #11 on the Planning Board approval granted May 31, 2006 which reads; "Prior to the issuance of a Certificate of Occupancy for the 26th unit in the development, a roundabout shall be designed and constructed at the intersection of Manor Road and Abbott Road, including sidewalks within the intersection." (2005-67)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

REGULAR MEETING

3. Approval of the minutes of the [April 16, 2014](#) Planning Board meeting.
4. Consideration of amendments to [Section 28-7-7](#), Signs of the City of Concord Zoning Ordinance related to the installation of mechanical scrolling message signs.
5. Consideration of a draft of the [Utility Section \(XI\)](#) of the Year 2030 Master Plan.
6. Any other business which may legally come before the Board.

INFORMATION

7. Minutes of the [May 13, 2014](#) Design Review Committee meeting
 - Next regular monthly meeting on Wednesday, June 18, 2014