CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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Nancy Larson
City Planner

PLANNING BOARD
AGENDA
Regular Meeting
June 18, 2014

The meeting will be held in City Council Chambers, at the Municipal Complex, 37 Green Street at 6:30 PM.

CALL TO ORDER

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

MASTER PLAN REVIEW

1. Consideration of a draft of the Utility Section (XI) of the Year 2030 Master Plan. **(6:30 – 7:00 PM)**

PUBLIC HEARINGS

Design Review

2. 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 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. **(Continued from May 13, 2014)**

    b. Application by Wait Langdon, Trustee under The Will of Alice E. Ward, on behalf of Merrimack Center, requesting Architectural Design Review Approval for a replacement (sign re-face) 120 sq. ft. internally illuminated freestanding sign at 89 Fort Eddy Road, within the Gateway Performance (GWP) District.

c. Application by O ICE, LLC, on behalf of Friendly's Ice Cream LLC, requesting Architectural Design Review Approval for a replacement (sign re-face) 51.7 sq. ft. internally illuminated freestanding sign on an existing pylon and a replacement 8.4 sq. ft. non-illuminated wall sign at 147 Loudon Road, within the General Commercial (CG) District.

d. Application by 154 Profile, LLC, on behalf of Capital City Tattoo and Supply, requesting Architectural Design Review Approval for a new 4sq. ft. non-illuminated hanging sign on an existing bracket at 8 North Main Street, within the Central Business Performance (CBP) District.

e. Application by Harold E. and Judith A. Ekstrom, on behalf of LARC (Legal Advice and Referral Center), requesting Architectural Design Review Approval for a new 12. 8 sq. ft. replacement sign within an existing non-illuminated freestanding sign framework at 15 Green Street, within the Civic Performance (CVP) District.

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

Site Plan Review

3. Application by W&E Realty, LLC, 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).*

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

Subdivisions:

4. Application by Tarkka Homes, Inc. on behalf of Michael & Maria Gilbert, requesting a waiver of Section 26.02 of the Subdivision Regulations requiring that all utilities be located underground throughout the subdivision. The applicant requests the waiver to allow a combination of overhead and underground service extension to the home. The subject property is located at 42 Little Pond Road and is shown as Lot 3 on the previously approved and recorded subdivision plan known as "Subdivision Plat prepared for Frances D. Potter", dated September 18, 2012 (MCRD Plan #20109). (2012-0051)

a. Public Hearing

b. Deliberations and Action on the Application

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

5. Application by Liberty Utilities on behalf of Energy North Natural Gas, Inc., requesting Major Site Plan and Design Review Approval to permit construction of a 2-story (1-story with mezzanine) 6,189 sq. ft. training facility at 10 Broken Bridge Road. Also requested is a Conditional Use Permit pursuant to Article 28-3-6(d)(4)(a)(2) of the Zoning Ordinance to allow greater than 2,500 sq. ft. of impervious surface, within the Industrial (IN) District and Aquifer Protection (AP) Overlay District. *(2014-0028)*

   a. Determination of Completeness

Request for Amendments to Condition(s) of Previously Approved Site Plan and Subdivision Applications:

6. Application by Ashwood Development Companies requesting an amendment to Special Condition #11 of the Planning Board major subdivision 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)***(continued from May 21, 2014)**

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

7. Application by Abbott Farm, LLC, requesting a revision to the previously approved major site plan for "Abbott Village" to replace the tennis court (not constructed) with an in-ground swimming pool and bath house at 24 Callaway Drive, within the Neighborhood Residential (RN) District. *(2010-0048)*

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

REGULAR MEETING

8. 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.

9. Approval of the minutes of the May 21, 2014 Planning Board meeting.

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

INFORMATION

11. Minutes of the June 10, 2014 Design Review Committee meeting

- Next regular monthly meeting on Wednesday, July 16, 2014