CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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Nancy Larson
City Planner

PLANNING BOARD
AGENDA
Regular Meeting
February 17, 2016

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

Architectural Design Review:

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.

1. Signs (Consent Agenda Items) – At the start of the Consent Agenda, the Chair will ask whether anyone wishes to remove any items on the Consent Agenda for discussion. Should a Planning Board member or a member of the audience wish to discuss an item on the Consent Agenda, the item will be pulled from the Consent Agenda and the public hearing will open immediately following the motion and approval of the remaining items on the Consent Agenda:

    a. Application by New Hampshire Federal Credit Union, requesting ADR approval to install one (1) new 43.5 sf non-illuminated wall sign at 70 Airport Road in the Industrial (IN) District. *MBL: 110/A2/6*

    b. Application by Dayton Hudson Corporation on behalf of Target Corporate, requesting ADR approval to install one (1) replacement 63.3 sf internally illuminated wall sign at 80 D'Amante Drive in the Gateway Performance (GWP) District. *MBL: 111/D2/1*

    c. Application by GTY MA/NH Leasing, Inc. on behalf of Nouria Energy Corporation, requesting ADR approval to reface an existing 114.8 sf internally illuminated freestanding sign at 333 Loudon Road in the Gateway Performance (GWP) District. *MBL: 111/F2/9*

    d. Application by Rite Aid Corporation requesting ADR approval to install two (2) new 6.11 sf internally illuminated wall signs, two (2) new 7.94 sf internally illuminated wall signs, and two (2) new 6.26 sf internally illuminated wall signs at 92 South Street in the Neighborhood Commercial (CN) District. *MBL: 22/7/1*

    e. Application by the City of Concord, on behalf of Granite Investment Advisors, requesting ADR approval to install one (1) new 15 sf internally illuminated awning sign, and one (1)

new 5.9 sf internally illuminated wall sign at 6 Eagle Square in the Central Business Performance (CBP) District. *MBL: 45/6/8*

f. Application by O'Reilly Auto Enterprises, LLC requesting ADR approval to install one (1) new 99.87 sf internally illuminated wall sign, one (1) new 69.57 sf internally illuminated wall sign, and one (1) new 97 sf internally illuminated free-standing sign at 189 Fisherville Road in the General Commercial (CG) District. *MBL: 204P/73*

g. **Public Hearings** – For any item(s) pulled from the Consent Agenda

End of Consent Agenda

2. Application by Northern New England Tel Ops LLC, on behalf of Fairpoint Communications, requesting Architectural Design Review for installation of a new rooftop cooling unit and ductwork mounted on the rear façade of the building at 12 South Street in the Civic Performance (CVP) District. *MBL: 36/1/6*

Site Plan Applications:

3. Application by Esterly, Schneider & Associates Inc., AIA on behalf of O'Reilly Auto Enterprises, LLC requesting Major Site Plan approval and Architectural Design Review approval to construct a 7,385 SF building and related site improvements for the purpose of the retail sale of auto parts at 189 Fisherville Road, within the General Commercial (CG) District. Map/Block/Lot: 204P-73 (2015-0030) ***Postponed from the November 18, 2015 Planning Board meeting.***

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

Subdivision Plan Applications:

4. Application by Holden Engineering, on behalf of Paul Morrissette to create two new two-acre lots leaving the balance of the parcel (25.2 acres) vacant at this time. The parcel is located at 283 Oak Hill Road in the RO (Open Space Residential) District. Map/Block/Lot: 120/1/36 *(2014-0058)* ***Tabled from the June 17, 2015 Planning Board meeting.***

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

REGULAR MEETING

5. Approval of the minutes of the January 20, 2016 Planning Board Meeting.

6. Appointment to the Architectural Design Review Committee

7. The Planning Board will consider the following proposed amendments to the Site Plan Regulations:

   Section 7.08, Consideration of, and Action on, the Application; Section 11.09, Consideration of, and Action on, the Application; and Section 36.21, Exemption from Subsequent Amendments to the Site Plan Review Regulations and Zoning Ordinances. The purpose of the amendments is to

change the deadline for expiration of Planning Board approval to one (1) year, and clarify the criteria for vesting rights in accordance with the RSAs.

The full text of the proposed amendments is on file for public inspection in the Community Development Department, Planning Division 3rd floor, City Hall during regular business hours (8:00 AM – 4:30 PM, Monday thru Friday).

8. The Planning Board will consider the following proposed amendments to the Subdivision Regulations:

Section 9.08, Consideration of, and Action on, the Application; Section 10.09, Consideration of, and Action on, the Application; and Section 35.22, Exemption from Subsequent Amendments to the Subdivision Regulations and Zoning Ordinances. The purpose of the amendments is to change the deadline for expiration of Planning Board approval to one (1) year, and clarify the criteria for vesting rights in accordance with the RSAs.

The full text of the proposed amendments is on file for public inspection in the Community Development Department, Planning Division 3rd floor, City Hall during regular business hours (8:00 AM – 4:30 PM, Monday thru Friday).

9. The Planning Board will consider a proposed amendment to Section 28-9-4(d)(2)(d) of the Zoning Ordinance, pertaining to Thresholds for Minor Site Plan review.

The amendment proposes to require Minor Site Plan Review for a change of use that results in greater than 200 vehicle trip ends per day or 20 peak hour trips, instead of requiring review for any increase in vehicle trips; and proposes to eliminate the requirement for review for changes of use that result in an increase in parking demand.

The full text of the proposed zoning amendments is on file for public inspection in the Community Development Department, Planning Division 3rd floor, City Hall during regular business hours (8:00 AM – 4:30 PM, Monday thru Friday).

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

    a. Discussion regarding possible interest in a Planning Board member serving on the Transportation Policy Advisory Committee

INFORMATION

11. Minutes of the January 12, 2016 Design Review Committee meeting.

12. Next regular monthly meeting on Wednesday, March 16, 2016.