

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 February 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

Architectural 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 <u>Ninety Nine Restaurant</u> requesting Design Review Approval of three replacement affixed signs located at 60-66 D'Amante Drive, within the Gateway Performance (GWP) District.
 - b) Application by <u>Lilise</u> requesting Design Review Approval of a new affixed sign located at 113 Storrs Street, within the Central Business Performance (CBP) District.
 - c) Application by <u>Havenwood Heritage Heights Retirement Community</u> requesting Design Review Approval of changes to a building façade, a new covered entry and accessibility improvements, located at 149 East Side Drive, within the Medium Density Residential (RM) District.
 - a. Public Hearings on the above applications
 - b. Deliberations and Actions on the above applications

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Conditional Use Permit Applications

- 2. Application by Cellco Partnership d/b/a Verizon Wireless, for property located at 150 North State Street, requesting a Conditional Use Permit with Design Review Approval, to Article 28-5-23(e), Telecommunication Equipment, of the Concord Zoning Ordinance, for the installation of 12 panel antennas on the existing Concord Fire Department tower. (2013-0007)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the application

Site Plan Review

- 3. Application by <u>Concord-Merrimack County SPCA</u>, for property located at 254 Clinton Street, requesting Site Plan Approval and Design Review Approval for the construction of a new SPCA animal shelter, with associated parking, stormwater management, lighting, landscaping, and site improvements. (2013-0009)
 - a. Determination of Completeness

Amendments to the Zoning Ordinance

4. Consideration of proposed amendments to Article 28-4, <u>Development Design Standards</u>, which would add a new development type, Continuing Care Retirement Community, and design and performance standards; and corollary amendments to Section 28-2-4(j), <u>Table of Principal Uses</u>, Section 28-9-4(f), <u>Decisions by the Planning Board</u>, <u>Architectural Design Review</u>, and Section 28-7-2(e)(A), <u>Table of Off-Street Parking Requirements</u>, <u>Principal Uses</u>, <u>Residential</u>. <u>Public Hearing continued to the March 20, 2013</u>, <u>Planning Board meeting</u>.

REGULAR MEETING

- 5. Annual Organization Meeting
 - a. Election of Chair for 2013
 - b. Election of Vice Chair for 2013
 - c. Designation of two representatives to the Central New Hampshire Regional Planning Commission (CNHRPC)
 - d. Designation of a representative to the Heritage Commission
- 6. Council Referral McKenna's Purchase/Northern Pass
- 7. Consideration of proposed amendments to <u>Section 28-4-7</u>, <u>Cluster Development</u>, which would add exemptions to the cluster development requirement in the Open Space Residential (RO) Zoning District, density standards and other performance standards; and corollary amendments to Section 28-5-46, <u>Single Family Dwellings in a Standard (Non-Cluster) Subdivision</u>, Section 28-3-5, <u>Penacook Lake Watershed Protection (WS) District</u>, and Section 28-9-4(f), <u>Decisions by the Planning Board</u>, <u>Architectural Design Review</u>.

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8. Consideration of proposed amendments to <u>Chapter 4</u>, <u>Design Standards</u>, which would add a new Section on Open Space Residential Development Design Standards; and corollary amendments to renumber the Site Plan Regulations as necessary.

- 9. Certification of Mapped Lines of Future Streets
- 10. Consideration of Minutes of the January 16, 2013 Planning Board meeting.
- 11. Any other business which may legally come before the Board.

INFORMATION

- 12. Minutes of the February 12, 2013, Architectural Design Review Committee meeting.
 - Next regular monthly meeting on Wednesday, February 20, 2013.