CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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PLANNING BOARD
AGENDA
Regular Meeting
July 17, 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

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 Cumberland Farms, Inc., at 102 Manchester Street, requesting Design Review Approval for exterior renovations to an existing building and gas canopy, to install three replacement affixed signs on the building and canopy, and to modify the existing freestanding sign, within the Highway Commercial (CH) District *(2013-44)*

   b. Application by Bindery Redevelopment, LLC, requesting Design Review Approval for three new affixed signs for Gibson's Bookstore & Café, two new affixed signs for Orr & Reno, one new affixed sign for True Brew Café, one new affixed sign for RBC Wealth Management, and one new affixed sign for BittWare at 45 South Main Street, within the Central Business Performance (CBP) District.

   c. Application by Freese & Bengston Family Dentistry, PLLC, requesting Design Review Approval for a replacement freestanding sign at 16 Wall Street, within the Civic Performance (CVP) District.

d. Application by Furniture Fair requesting Design Review Approval for a replacement panel in an existing freestanding sign at 32 Manchester Street, within the Gateway Performance (GWP) District.

e. Application by Here We Grow Again – Women & Children Clothing requesting Design Review Approval for a replacement affixed sign and modifications to an existing affixed sign at 7 Broadway, within the Neighborhood Commercial (CN) District.

f. Application by Mount Washington College, requesting Design Review Approval for a replacement affixed sign and a replacement panel in an existing freestanding monument sign at 16 Foundry Street, within the Office Park (OFP) Performance District.

g. Application by Northeast Delta Dental, requesting Design Review Approval for a two replacement affixed signs at One Delta Drive, within the Institutional (IS) District.

h. Application by Northeast Delta Dental, requesting Design Review Approval for two replacement affixed signs at Two Delta Drive, within the Opportunity Corridor (OCP) Performance District.

i. Application by Granite State Pharmacy requesting Design Review Approval for two new affixed signs at 5 Clinton Street, within the Neighborhood Commercial (CN) District.

j. Application by Parker Education, requesting Design Review Approval for a new freestanding sign at 33 Pleasant Street, within the Civic Performance (CVP) District.

Subdivision Applications

2. Application by Nanette Elliot for property located at 11 Lawrence Street, requesting Minor Subdivision approval to create one new lot for residential use. *(2013-35)*

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

3. Application by Thomas Kuepper for property located at 257 South Street, requesting Minor Subdivision Approval to create one new lot on Goldenrod Lane for residential use. *(2013-37)*

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

4. Application by Unitil Energy Systems, Inc. and Reed Stevens, for property located southerly of Curtisville Road, requesting Minor Subdivision approval to transfer 0.485 acres from parcel 113-3-1 owned by Reed Stevens to parcel 113-2-11 owned by Unitil Energy Systems, Inc.*(2013-34*)

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

Conditional Use Permits

5. Application by Crown Castle-Sprint, for property at 217 Fisherville Road, requesting a Conditional Use Permit for the replacement and installation of additional telecommunication antenna and equipment at an existing telecommunication tower. Sprint is currently collocated on this tower and no change in the overall height of the tower is proposed. *(2013-43)*
   a. Determination of Completeness
   b. Public Hearing
   c. Deliberations and Action on the application

6. Application by Crown Castle-Sprint, for property at 102 Little Pond Road, requesting a Conditional Use Permit for the replacement and installation of additional telecommunication antenna and equipment at an existing telecommunication tower. Sprint is currently collocated on this tower and no change in the overall height of the tower is proposed. *(2013-41)*
   a. Determination of Completeness
   b. Public Hearing
   c. Deliberations and Action on the application

7. Application by Crown Castle-Sprint, for property at 58 Locke Road, requesting a Conditional Use Permit for the replacement and installation of additional telecommunication antenna and equipment at an existing telecommunication tower. Sprint is currently collocated on this tower and no change in the overall height of the tower is proposed. *(2013-42)*

   d. Determination of Completeness
   e. Public Hearing
   f. Deliberations and Action on the application

Site Plan Review

8. Application by Concord Housing Authority, for property at 40-42 South Main Street, requesting Major Site Plan Approval and Design Review Approval, for the conversion of existing office space and a theatre into six (6) residential dwelling units on the first floor of the Kennedy Apartment Building. *(2013-38)*

   a. Determination of Completeness

9. Application by Peter Webster Realty, LLC, for property at 10 Basin Street, requesting Minor Site Plan Approval and Design Review Approval for the construction of a two story 1,348 square foot office addition for an existing industrial building. *(2013-32)*

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

10. Application by St. Paul's School for the demolition of an existing single family faculty residence and the construction of a new duplex faculty residence at the same location. The site is located at the north end of Sawmill Road *(2013-0036)*

    a. Public Hearing
    b. Deliberations and Action on Application

REGULAR MEETING

11. Minutes of the June 19, 2013, Planning Board meeting.

12. Sign Certification for Site Plan Regulations amendment of May 15, 2013: Chapter 4, Design Standards, which added a new Section on Open Space Residential Development Design Standards, and corollary amendments to renumber the Site Plan Regulations.

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

INFORMATION

14. Notice of Decision for the July 10, 2013, Technical Review Committee Meeting.

15. Communication from City Administration forwarding Planning Board and Conservation Commission comments to the U.S. Department of Energy (DOE) regarding the proposed Northern Pass Transmission project.

16. Minutes of the July 9, 2013, Architectural Design Review Committee meeting.

- Next regular monthly meeting on Wednesday, August 21, 2013.