



CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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City Planner

PLANNING BOARD
AGENDA
Regular Meeting
August 21, 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 [WBIN Media, Inc.](#), requesting Design Review Approval for two new affixed signs and three new freestanding signs at 4 Church Street, the former Walker School, within the Institutional (IS) District.
 - b. Application by [Aryn Marsh/Live Juice](#) requesting Design Review Approval for a new affixed sign at 5 South Main Street, within the Central Business Performance (CBP) District.
 - c. Application by [Douglas, Leonard & Garvey, PC](#) requesting Design Review Approval for a replacement freestanding sign at 14 South Street, within the Civic Performance (CVP) District.
 - d. Application by [Rouce Properties, Inc./Spirit Halloween](#) requesting Design Review Approval for two new affixed signs at 270 Loudon Road, within the Gateway Performance (GWP) District.

Site Plan Review

2. 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. Public Hearing
 - b. Deliberations and Action on the Application

3. Application by [Public Service Company of New Hampshire](#) for property at the terminus of Farmwood Road, requesting Major Site Plan Approval, Design Review Approval, Conditional Use Permit pursuant to Article 28-2-4(j), Principal Uses Permitted by a Conditional Use Permit, and a Conditional Use Permit pursuant to Article 28-4-3(d), Disturbance of a Wetland Buffer, of the Zoning Ordinance, for the construction of the transmission substation adjacent to an existing distribution substation, including grading, drainage and related site improvements. (2013-45)
 - a. Determination of Completeness

4. Application by [Concord Country Club](#), for property at 22 Country Club Lane, requesting Minor Site Plan Approval and a Conditional Use Permit pursuant to Article 28-7-11 (b), Construction of fewer parking spaces, for the construction of a 3,106 square foot addition to the existing clubhouse, the construction of a new exterior deck and the reconstruction of 4,170 square feet within the existing clubhouse together with the associated parking, landscaping and utility improvements. (2013-46)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on Application

5. Application by Concord 93 Limited Partnership c/o Miller Favazzo Prop. Inc. for property at 55 Fort Eddy Road, requesting Major Site Plan Approval and Design Review Approval for the construction of a walk-up ATM kiosk within the Fort Eddy Plaza parking lot including modifications to the pavement, curbing, landscaping, signage and lighting. (2013-48)
 - a. Determination of Completeness - *At the request of the applicant, please postpone action on the completeness of this application to the September Planning Board meeting.*

REGULAR MEETING

6. Request by [Concord Country Club](#) for a one year extension of the period of validity of the Conditional Use Permit application for disturbances to a wetland buffer as a result of the reconstruction of the blue and white tee boxes at the 12th hole at the golf course. (2011-38)

7. Minutes of the [July 17, 2013](#), Planning Board meeting.
8. Any other business which may legally come before the Board.

INFORMATION

7. Minutes of the [August 13, 2013](#), Architectural Design Review Committee meeting.
 - Next regular monthly meeting on Wednesday, September 18, 2013.