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

Gloria McPherson
City Planner

PLANNING BOARD
AGENDA
Regular Meeting
September 18, 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 United Church of Penacook, requesting Design Review Approval for a replacement roof on an existing building at 21 Merrimack Street, Penacook, within the Neighborhood Residential (RN) District. (2013-56)

   b. Application by Upton and Hatfield LLP, requesting Design Review Approval for window replacement at 10 Centre St, within the Civic Performance (CVP) District.

   c. Application by Sovereign Bank, requesting Design Review Approval for 3 replacement signs at 161 North State Street, within the Neighborhood Residential (RN) District.

   d. Application by Sovereign Bank, requesting Design Review Approval for 4 replacement signs at 73 West Street, within the Neighborhood Commercial (CN) District.

Subdivision Applications

Application by the City of Concord and George and Jacqueline Antoine for property located at 107 Old Turnpike Road, requesting Minor Subdivision approval for a lot line adjustment, with no new lots created. *(2013-50)*

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

Site Plan Review

Application by Royal Concord Gardens, Castor Housing Associates, LP for property at Christian Avenue, requesting Major Site Plan Approval and Design Review Approval, for renovations to existing buildings, the construction of a new community building and new maintenance/storage building, and site improvements including parking, paving, curbing and landscaping. *(2013-39)*

a. Determination of Completeness

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. Public Hearing
b. Deliberations and Action on the Application

Application by Bo & Pop Limited Partnership/Tedeschi, for property located at 9 Village Street, Penacook, requesting Minor Site Plan approval and four Conditional Use Permits pursuant to Article 28-7-8(c)(2), Separation of Driveways in Non-Residential Districts, of the Zoning Ordinance, for improvements to the exterior of an existing building, a new fueling canopy and the reduction from 8 to 4 fueling stations, new parking spaces and loading areas, changes to site access and circulation, and landscaping.

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

REGULAR MEETING

6. Minutes of the August 21, 2013, Planning Board meeting.

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

INFORMATION

8. Minutes of the September 10, 2013, Architectural Design Review Committee meeting.

- Next regular monthly meeting on Wednesday, October 16, 2013.