CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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Nancy Larson
City Planner

PLANNING BOARD
AGENDA
Regular Meeting
October 15, 2014

6:30pm – Non-Public Consultation with legal counsel under RSA 91-A:2,I(b).

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 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:

    a. Application by 158 Manchester Street, Inc. and Dennis Crowley, on behalf of Kia, requesting Architectural Design Review Approval for three (3) new 54.9, 21.48, and 20.44 sq. ft. internally illuminated wall mounted signs and one (1) new 37.37 sq. ft. internally illuminated pylon sign (to replace existing) at 158 Manchester Street, within the Highway Commercial (CH) District. MBLU: 110/K1/5

    b. Application by Evolution Realty, LLC, on behalf of Evo Rock and Fitness – Indoor Climbing and Fitness Center, requesting Architectural Design Review Approval for one new 49.5 sq. ft. non-illuminated freestanding sign at 10 Langdon Ave within the Urban Transitional (UT) District and the Opportunity Corridor Performance (OCP) District. MBLU: 25/B1/13.

    c. Application by Alan Cohen, on behalf of The Place Studio and Gallery, requesting Architectural Design Review Approval for one new 9.2 sq. ft. non-illuminated hanging sign on an existing bracket and two (2) new 10.75 and 13.41sq. ft. non-illuminated vinyl window signs at 9 North Main Street, within the Central Business Performance (CBP) District. MBLU: 35/4/7.

Conditional Use Permit Applications

2. Request by PSNH to permit Wetland Buffer and Shoreland Buffer impacts as well as a request to permit the re-establishment of an Essential Public Utility and Appurtenance(s) in the Residential

(RO,RM, and RO) and Non-Residential (CG and UT) Districts. The Conditional Use Permit applications are associated with the re-establishment of the 317 line from the Unitil Manor Road Substation on Route 3 westerly through Penacook to the PSNH Pole mounted equipment on Route 103/127 in Webster. **(Public Hearing is continued from the September 17, 2014 Planning Board meeting.)** *(2014-0027)*

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

3. Request by Energy North to permit impact to the buffer of an existing wetland located on 10 Broken Bridge Road in order to widen Broken Bridge Road and allow for construction of new drainage structures to accommodate existing drainage on Broken Bridge Road. The roadway improvements are associated with a recently approved site plan for Energy North/Liberty Utilities' training facility to be constructed at 10 Broken Bridge Road. Map/Block/Lot: 109/1/2 *(2014-0050)*

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

Site Plan Applications:

4. Request by NH Charitable Foundation for Minor Site Plan Approval to expand their existing parking lot by adding eight (8) parking spaces for compact cars at 37 Pleasant Street in the Civic Performance (CVP) District. Also requested are Conditional Use Permits pursuant to 28-7-8(c)(1), 28-7-11(f), 28-7-7(f) and 28-7-11(g) of the Zoning Ordinance to exceed the number of driveways allowed based on amount of street frontage; to allow less than 100 ft. of separation between driveways, to allow less than 125 ft. between the proposed driveway and a street intersection, and to reduce the width of the proposed driveway to 20 ft., whereas 24 ft. is required for two-way traffic flow, are also requested. **(Public Hearing is continued from the September 17, 2014 Planning Board meeting.)** Map/Block/Lot: 36/7/1 & 36/7/8 *(2014-0043)*

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

4. Request by RJB Engineering on behalf of West Congregational Church for Minor Site Plan Approval to construct a new driveway off of Hutchins Street to provide two (2) accessible parking spaces adjacent to an existing accessible entrance to the building at 499 North State Street in the RN (Neighborhood Residential) District. Map/Block/Lot: 72/C2/7 *(2014-0045)*

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

5. Request by Richard D Bartlett & Associates on behalf of HP Hood, LLC for Minor Site Plan Approval to construct a 3,244 sq. ft. addition to provide a new receiving bay between two wings of the building at 330 North State Street in the IN (Industrial) District. Map/Block/Lot: 70B/1/3 *(2014-0053)*

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

Subdivision Applications:

6. Request by FWS Land Surveying on behalf of John & Donna Reardon for Minor Subdivision Plan Approval to subdivide one (1) single-family residential lot into three (3) single-family non-cluster residential lots at 37 Curtisville Road in the RO (Open Space Residential) District. Map/Block/Lot: 118/1/35 *(2014-0044)*

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

7. Request by T. F. Bernier Inc. on behalf of Anne M. Haller Rev. Trust 1993, Harriett M. Ferns, Elizabeth F. Giroux, M. F. Lapierre, and David E. Barradale, et. al. for a lot line adjustment between 9 & 11 West Parish Road in the RO (Open Space Residential) District. Map/Block/Lot: 103/1/8 & 103/1/9 *(2014-0049)*

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

8. Request by T. F. Bernier Inc. on behalf of Riverwash, LLC for Minor Subdivision Plan Approval to subdivide one (1) lot into three (3) residential lots at 130 Washington St, Penacook, in the RM (Medium Density Residential) District. Map/Block/Lot: 119P/39 *(2014-0051)*

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

9. Request by Richard D. Bartlett & Associates on behalf of Brook Shire for Minor Subdivision Plan Approval to subdivide one (1) lot into two (2) single-family residential lots at 61-65 Sanborn Road in the RM (Medium Density Residential) District. Map/Block/Lot: 122/3/21 *(2014-0052)*

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

REGULAR MEETING

10. Approval of the minutes of the September 17, 2014 & October 1, 2014 Planning Board meetings.

11. The Board will hold an informal workshop to discuss a request to revise the Zoning Ordinance to allow for carports in manufactured housing parks.

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

INFORMATION

13. Minutes of the October 7, 2014 Design Review Committee meeting

- Next regular monthly meeting on Wednesday, November 19, 2014