



**CITY OF CONCORD
NEW HAMPSHIRE**
*Community Development Department
Planning Division*

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**PLANNING BOARD
AGENDA
Regular Meeting
February 18, 2015**

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.

Determination of Completeness (no public testimony will be taken):

1. Application by [Terrain Planning and Design LLC](#) on behalf of Todd Hayward/Phenix Mutual Fire Insurance Co., requesting Major Site Plan approval for the demolition of an existing building, construction of a new parking lot, and reconstruction of an existing parking lot at 42 Pleasant Street and 11 Blake Street, within the Civic Performance (CVP) District.
Map/Block/Lot: 36-5-10 & 36-5-4 (2015-0006)

PUBLIC HEARINGS

Architectural Design Review:

2. 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 [Latchis Properties LLC](#), on behalf of Willow Mauck, requesting Architectural Design Review Approval for one (1) new 4 sq. ft. non-illuminated affixed sign, at 55 South Main Street, within the Central Business Performance (CBP) District. MBLU: 34-5-2
 - b. Application by [The City of Concord](#), requesting Architectural Design Review Approval for one (1) replacement 106.5 sq. ft. non-illuminated freestanding sign, at 15 Loudon Road (Douglas Everett Arena), within the Institutional (IS) and the Open Space Residential (RO) Districts. MBLU: 114-3-1

Request for Amendments to Conditions of Approval:

3. Application by [Ashwood Development Companies](#) requesting an amendment to Special Condition #11 on the Planning Board approval granted May 31, 2006 which reads; "Prior to the issuance of a Certificate of Occupancy for the 26th unit in the development, a roundabout shall be

designed and constructed at the intersection of Manor Road and Abbott Road, including sidewalks within the intersection.” (2005-67)

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

Site Plan Applications:

4. Application by [Foxfire Property Management](#), on behalf of NH Charitable Foundation, requesting Minor Site Plan and CUP approval for a parking lot expansion at 37 Pleasant Street, within the Civic Performance (CVP) District. Map/Block/Lot: 36-7-1 & 36-7-8 (2015-0003)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Subdivision Plan Applications:

5. Application by [Mark L. Boucher & Michelle M. Boucher and of Mark Boucher](#) on behalf of Ann M. Theroux for Minor Subdivision approval for a lot line adjustment between 137 Elm Street and an adjacent vacant parcel, within the RM (Medium Density Residential) and RO (Open Space Residential) Districts. Map/Block/Lot: 15P-12 & 15P-14 (2014-0067)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
6. Application by [Nathan Kopczynski & Stephanie Huckins and of Mark Dunn, Esq.](#) on behalf of Jo-Ann Kanter requesting Minor Subdivision approval for a lot line adjustment between 18 Roger Avenue and 3 Davis Street, within the Neighborhood Residential (RN) District. Map/Block/Lot: 72B-1-24 & 72B-1-23 (2015-0004)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application
7. Application by [Richard D Bartlett & Associates](#), on behalf of Anthony Ladds, requesting Minor Subdivision and CUP approval of a lot line adjustment between 16 Second Street (a vacant lot) and 18 Second Street and a subdivision of 18 Second Street into two single-family residential lots, within the Single Family Residential (RS) District. Map/Block/Lot: 77C-1-5 & 77C-1-2 (2015-0005)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

State of New Hampshire Projects under RSA 674:54:

8. Request by the [State of NH Administrative Services](#) to construct a new building to house a biomass (woodchip) boiler; including a 75' smoke stack and a woodchip storage bunker (enclosed within boiler building) at 27-29 Hazen Drive in the IS (Institutional) District. Map/Block/Lot: 114D/1/1 (2014-0062) *Postponed from the December 17, 2014 Planning Board meeting.*
 - a. Public Hearing

9. Application by [TF Moran](#) on behalf of NH Department of Corrections requesting Major Site Plan approval for Phase 2 of the Women's Correctional Facility to construct an approximately 113,000 SF, 224 bed correctional facility. The project includes construction of the main building (offices, classrooms, & medical treatment), a wellness building, a recreation building, and two dormitory buildings as well as parking areas (170 spaces total), drainage, lighting, and other associated site improvements. (2015-0007)
 - a. Public Hearing

REGULAR MEETING

10. Approval of the minutes of the [January 21, 2015](#) Planning Board Meeting.
11. Designation of two representatives to the Central New Hampshire Regional Planning Commission (CNHRPC) *Continued from the January 21, 2015 Planning Board meeting.*
12. Any other business which may legally come before the Board.

INFORMATION

13. Minutes of the [February 10, 2015](#) Design Review Committee meeting
 - Next regular monthly meeting on Wednesday, March 18, 2015