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

Nancy Larson
City Planner

PLANNING BOARD
AGENDA
Regular Meeting
April 15, 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 Higginbotham Construction on behalf of Merrimack County School District requesting Major Site Plan approval and Major Subdivision Plan approval for the conversion of an existing 2.5 story brick schoolhouse into eight (8) residential condominium units at 12 Cross Street, Penacook, within the RN (Neighborhood Residential) District. Map/Block/Lot: 0534P/31 (2015-0012)

2. Application by David Jaquith on behalf of Tom Roy and Tracey Gosselin, requesting Major Site Plan approval for construction of three (3) proposed one-bedroom apartment units above an existing garage, and two (2) existing one-bedroom apartment units not previously approved by the Planning Board, at 59 South Main Street, within the Central Business Performance (CBP) District. Map/Block/Lot: 34/5/3 *(2015-0013)*

3. Application by TF Moran on behalf of Unitil and Eversource (f.k.a. PSNH) requesting Major Site Plan approval at Portsmouth Street for the construction of a new distribution substation which will be supplied by a proposed transmission substation within the Open Space Residential (RO) District. A CUP to construct Essential Public Utilities & Appurtenances within the Open Space Residential (RO) as well as a CUP for disturbances to wetland buffers is also requested. Map/Block/Lot: 113/2/9, 113/2/10, 113/2/19, 111C/1/13, & 111C/1/9. *(2015-0015)* ***Applicant requests a postponement until the May 20, 2015 Planning Board meeting..***

PUBLIC HEARINGS

Architectural Design Review:

4. 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 the John J Pappas Revocable Trust 1994, on behalf of Cork and Canvas, requesting Architectural Design Review Approval for one (1) new 15.11 sq. ft. non-illuminated affixed wall sign at 84 North Main Street, within the Central Business Performance (CBP) District. MBLU: 45-6-5

b. Application by Capitol Street Associates, on behalf of Merrimack County Savings Bank, requesting Architectural Design Review Approval for one (1) new 23 sq. ft. externally illuminated affixed sign, at 97 North Main Street, within the Central Business Performance (CBP) District. MBLU: 45-3-4

c. Application by Laurie J Sanborn Revocable Trust, on behalf of Simplicity Hair Studio and Spa, requesting Architectural Design Review for one (1) new 12.87 sq. ft. non-illuminated hanging sign and one (1) new 12.87 sq. ft. non-illuminated affixed sign, at 27 South Main Street, within the Central Business Performance (CBP) District. MBLU: 35-1-8

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

Site Plan Applications:

5. 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 at 11 Blake Street, and reconstruction and expansion of a parking lot at 42 Pleasant Street and 11 Blake Street, within the Civic Performance (CVP) District. Map/Block/Lot: 36-5-11 & 36-5-4 *(2015-0006)* ***Continued from the March 18th Planning Board meeting. The applicant requests a continuance of their application to the May20, 2015 Planning Board meeting.***

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

6. Application by Winthrop Management Corp on behalf of Goodwill Industries of Northern New England requesting Major Site Plan review to raze existing facility and redevelop existing property for a proposed 16,500 sf Goodwill donation center and retail store at 204 Loudon Road, within the General Commercial (CG) District. Map/Block/Lot: 111B-2-6 *(2015-0009)*

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

7. Application by Bedford Design on behalf of Calamar Elderly Housing requesting Major Site Plan approval for the construction of a 140 unit elderly (over 62 years old) 3 story housing development proposed for 19 & 25 Triangle Park Drive and 177-181 Pembroke Road in the GWP (Gateway Performance) and the OFP (Office Performance) Districts. Map/Block/Lot: 111H/4/21, 111H/4/22, & 111B/1/16 (2015-0001)

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

Subdivision Plan Applications:

8. Application by TF Moran on behalf of Unitil and the City of Concord requesting Minor Subdivision Plan approval to adjust the lot lines between Map/Block/Lot: 113/2/10 & 113/2/9 and then to subdivide 113/2/9 into two (2) lots, merging a portion (31 ± ac.) with existing Lot 113/2/19. A lot line adjustment is also requested between the newly re-configured 113/2/19 &

113/2/27. All parcels are located off of Portsmouth Street within the Open Space Residential (RO) and Single-Family Residential (RS) Districts. Map/Block/Lot: 113/2/9, 113/2/10, 113/2/19, & 113/2/27 *(2015-0014)* ***Applicant requests a postponement until the May 20, 2015 Planning Board meeting***

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

REGULAR MEETING

9. Approval of the minutes of the March 18, 2015 Planning Board Meeting.

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

INFORMATION

11. Minutes of the April 7, 2015 Design Review Committee meeting

- Next regular monthly meeting on Wednesday, May 20, 2015