CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

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Gloria McPherson
City Planner

PLANNING BOARD
AGENDA
Regular Meeting
April 17, 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 CFA Corporation/Freifuels, Inc., requesting Design Review Approval for installation of a skid-mounted 2000 gallon propane tank, located at 112 Hall Street, within the Industrial (IN) District. *(2013-0015)*

   b. Application by Concord Area Trust for Community Housing (CATCH), requesting Design Review Approval for exterior renovations to the Endicott Hotel, located at 1-5 South Main Street, within the Central Business Performance (CBP) District. *(2013-0016)*

   c. Application by ConvenientMD, requesting Design Review Approval for a new panel in an existing freestanding sign and a new affixed sign, located at 8 Loudon Road, within the Gateway Performance (GWP) District.

d. Application by Konstandinos Luzis/Unfranchised Auto Care, requesting Design Review Approval for a replacement freestanding sign, located at 193 Loudon Road, within the General Commercial (CG) District.

e. Application by Nicolas Harriman/Dips Frozen Yogurt, requesting Design Review Approval for a replacement awning sign, located at 138 North Main Street, within the Central Business Performance (CBP) District.

f. Application by Michael Baron/Baron's Appliances requesting Design Review Approval for a new changeable copy sign over a portion of an existing time and temperature freestanding sign located at 350 Loudon Road, within the Gateway Performance (GWP) District.

g. Application by Carlson's MotorCorp requesting Design Review Approval for a replacement time and temperature sign and a replacement changeable copy sign both on an existing freestanding sign located at 13 Manchester Street, within the Gateway Performance (GWP) District.

a. Public Hearings on the above applications
b. Deliberations and Actions on the above applications

Subdivision Applications

2. Application by Apple Hill Properties, LLC and the Judith A. Iversen 2001 Revocable Trust, for property located at 118 & 128 Elm Street, requesting Minor Subdivision Approval and a Conditional Use Permit pursuant to Article 28-4-3(d), Disturbance to a Wetland Buffer, to create two new building lots in Boscawen with frontage in Concord. *(2013-0014)*

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

Site Plan Review

3. Application by Havenwood-Heritage Heights, for property located at 149 East Side Drive, requesting Site Plan Approval, Design Review Approval, a Conditional Use Permit pursuant to Section 28-4-4(d), Disturbance to Bluffs and Buffers to Bluffs, and a Conditional Use Permit pursuant to Section 28-2-4(j) and 28-8-2(c), Modification of an Existing Residential Social Service Center, of the Zoning Ordinance, for the redevelopment of the north end of the property, including the demolition of 65 residential dwelling units, construction of 34 new residential dwelling units, construction of a new private road, driveways, sidewalks, stormwater management, lighting, landscaping, and related site improvements. *(2013-0008)*

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

4. Application by Concord-Merrimack County SPCA, for property located at 254 Clinton Street, requesting Site Plan Approval and Design Review Approval for the construction of a

new SPCA animal shelter, with associated parking, stormwater management, lighting, landscaping, and site improvements. *(2013-0009)*

At the request of the applicant, please open the public hearing and continue to May 15 at 7:00 pm

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

Amendments to the Zoning Ordinance

5. Consideration of proposed amendments to Article 28-4, Development Design Standards, which would add a new development type, Continuing Care Retirement Community, and design and performance standards; and corollary amendments to Section 28-2-4(j), Table of Principal Uses, Section 28-9-4(f), Decisions by the Planning Board, Architectural Design Review, and Section 28-7-2(e)(A), Table of Off-Street Parking Requirements, Principal Uses, Residential.

Amendments to the Site Plan Regulations

6. Consideration of proposed amendments to Appendix A: Fees, of the Site Plan Regulations

7. Consideration of proposed amendments to Section 10.02, Design Review Phase, Process, and Section 10.07, Design Review Phase, Design Review Phase Consideration, of the Site Plan Regulations, that would allow public testimony during the Design Review Phase.

Amendments to the Subdivision Regulations

8. Consideration of proposed amendments to Appendix A: Fees, of the Subdivision Regulations

9. Consideration of proposed amendments to Section 8.02, Design Review Phase, Process, and Section 8.07, Design Review Phase, Design Review Phase Consideration, of the Subdivision Regulations, that would allow public testimony during the Design Review Phase.

Amendments to the Master Plan

10. Consideration of proposed amendments that would add a new Section XII, Energy Chapter; and corollary amendments to renumber the subsequent chapters of the Master Plan as necessary.

REGULAR MEETING

11. Request by R.J. Moreau Communities, LLC for an extension of the period of validity of the conditional approval of the Major Subdivision and Conditional Use Permit applications of the Vintage Estates Subdivision, located on Kyle Road. *(2011-0007)*

12. Development of Regional Impact – Proposed expansion of an existing gravel pit in Pembroke

13. Minutes of the March 20, 2013 Planning Board meeting.

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

INFORMATION

15. Minutes of the April 9, 2013, Architectural Design Review Committee meeting.

- McKenna's Purchase/Northern Pass Report to Council
- Concord's New Front Door Charette on May1, 7:00 pm, at the Grappone Center
- Next regular monthly meeting on Wednesday, May 15, 2013.