



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

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City Hall • 41 Green Street • Concord, NH 03301 • tel. 603/225-8515 • fax 603/228-2701

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**PLANNING BOARD**  
**AGENDA**  
**Regular Meeting**  
**December 19, 2012**

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 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 Roy Nails & Spa for Design Review Approval of replacement affixed sign located at 31A South Main Street, within the Central Business Performance (CBP) District.
  - b) Application by Beaver Meadow Village Condominium Association requesting Design Review Approval of a replacement freestanding sign located at the intersection of Second Street and Piscataqua Road, within the Single Family Residential (RS) District.
  - c) Application by Aaron's requesting Design Review Approval of a replacement panel in an existing freestanding sign and an affixed sign located at 163 Loudon Road, within the General Commercial (CG) District.
  - d) Application by B&B Associates Realty requesting Design Review Approval of replacement panels in an existing freestanding sign located at 89 Storrs Street, within the Central Business Performance (CBP) District.
  - e) Application by George Georgopolis/Veano's Italian Kitchen requesting Design Review Approval of replacement panel in an existing freestanding sign and a replacement panel in an existing affixed sign located at 30 Manchester Street, within the Gateway Performance (GWP) District.

- f) Application by Cheryl Brosnahan/Verizon Wireless requesting Design Review Approval of a replacement panel in an existing building sign and a replacement panel in an existing freestanding sign located at 215 Fisherville Road, within the General Commercial (CG) District.

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

### **Minor Subdivision Plan Applications**

- 2. Application by Frances Potter, for property located at 38 Little Pond Road, requesting Minor Subdivision Approval to create three lots where one currently exists. (2012-0051)
  - a. Determination of Completeness
  - b. Public Hearing
  - c. Deliberations and Action on the application

### **Major Site Plan Applications**

- 3. Application by the New Hampshire Association of Realtors, for property located at 115A Airport Road, requesting Site Plan Approval, Design Review Approval and a Conditional Use Permit pursuant to Article 28-7-11(f), Driveway Separation Alternatives, of the Concord Zoning Ordinance, for the construction of a new three-story, 23,832 sq. ft. office building and related parking, access driveway, stormwater management, lighting, landscaping and associated site improvements. (2012-0049)
  - a. Public Hearing
  - b. Deliberations and Action on the application
- 4. Application by D'Angelo/Papa Gino's, Inc., for property located at 87 South Main Street, requesting Site Plan Approval, Design Review Approval and a Conditional Use Permit pursuant to Article 28-7-11(f), Driveway Separation Alternatives, of the Concord Zoning Ordinance, for façade renovations, an expanded parking lot and related driveway, access, landscaping and site improvements. (2012-0055)
  - a. Public Hearing
  - b. Deliberations and Action on the application

### **Amendments to the Official Map of the City of Concord**

- 5. Consideration of the following proposed amendments to the Official Map of the City of Concord:
  - a) Proposed amendment to establish the mapped lines of a future street for the extension of Whitney Road from its current terminus southerly to Sewalls Falls Road.
  - b) Proposed amendment to establish the mapped lines of future streets for the extension of Old Suncook Road from Manchester Street southerly to Garvins Falls Road and the extension of Integra Drive westerly to the future intersection with Old Suncook Road extension.
  - c) Proposed amendment to establish the mapped lines of a future street for the extension of Storrs Street from Theatre Street southerly to Gas Street and Langdon Avenue.
  - d) Proposed amendment to abandon the mapped lines of future streets in the area between Loudon Road, Christian Avenue, Ormond Street and East Side Drive.

- e) Proposed amendment to abandon the mapped lines of future streets in the area between Manchester Street, Terrill Park Drive, Old Turnpike Road and Airport Road.
- f) Proposed amendment to abandon the mapped lines of future streets of the extension of Brookside Drive from its current terminus to South Street and the extension of Bow Street from Joffre Street to Nivelles Street.

### **Amendments to the Zoning Ordinance**

- 6. 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.

### **REGULAR MEETING**

- 7. Impact fee annual update
- 8. Consideration of proposed amendments to Chapter 29.2, Public Capital Facilities Impact Fees Ordinance, which would provide exemptions in the Central Business Performance (CBP) District for change of use and development of market rate housing
- 9. Consideration of proposed amendments to Section 28-4-7, Cluster Development, which would add exemptions to the cluster development requirement in the Open Space Residential (RO) Zoning District, density standards and other performance standards; and corollary amendments to Section 28-5-46, Single Family Dwellings in a Standard (Non-Cluster) Subdivision, Section 28-3-5, Penacook Lake Watershed Protection (WS) District, and Section 28-9-4(f), Decisions by the Planning Board, Architectural Design Review.
- 10. Consideration of proposed amendments to Chapter 4, Design Standards, which would add a new Section on Open Space Residential Development Design Standards; and corollary amendments to renumber the Site Plan Regulations as necessary.
- 11. Consideration of Minutes of the November 28, 2012 Planning Board meeting.
- 12. Any other business which may legally come before the Board.

### **INFORMATION**

- 13. Minutes of the December 11, 2012, Architectural Design Review Committee meeting.

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