



City of Concord

Agenda Planning Board

Wednesday, May 20, 2026

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
April 15, 2026 Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

*****Consent Agenda*****

5. Design Review Applications by Consent

- 5A. Wall Street Dental Group, PLLC, on behalf of 16 Wall St LLC, and Wall Street Dental Group, requests an architectural design review approval for a new 8.81-square-foot externally illuminated freestanding sign (SP-0755-2026) to replace an existing freestanding sign, at 16 Wall Street in the Civic Performance (CVP) District. (2026-032) (PL-ADR-2026-0172)

Attachments: [2026-032 Record of Recommendation](#)
[2026-032 Application](#)

- 5B. Green Bear Signs and Graphic, LLC, on behalf of Flomac Limited Partnership, and Back Nine, requests an architectural design review approval for a new 35-square-foot internally illuminated building wall sign (SP-0759-2026) at 8 Loudon Rd in the Gateway Performance (GWP) District. (2026-036) (PL-ADR-2026-0174)

Attachments: [2026-036 Record of Recommendation](#)
[2026-036 Application](#)

- 5C. Spectrum Signs and Graphics, on behalf of B & L Transmissions, LLC, and 603 Bar-B-Q, requests an architectural design review approval for a new 42-square-foot internally illuminated free standing sign panel (SP-0762-2026), to replace an existing freestanding sign panel, at 388 Loudon Rd in the Gateway Performance (GWP) District. (2026-039) (PL-ADR-2026-0177)

Attachments: [2026-039 Record of Recommendation](#)
[2026-039 Application](#)

6. Determination of Completeness Items by Consent

- 6A. Wilcox & Barton Inc, on behalf of 3JB, LLC, requests major site plan approval, architectural design review approval, and certain waivers from the Site Plan Regulations for the construction of a new 2-story, 3,500-square-foot commercial addition with basement, and the conversion of existing structures into 5 residential units, and certain site improvements at Tax Map 7413Z Lot 9, addressed as 47-49 South State St. As part of the major site plan, the applicant also requests conditional use permit approval pursuant to Section 28-7-11(f) Driveway Separation Alternatives to allow an existing driveway to remain 174-feet from an intersection where 200-feet is required. (2026-040) (PL-SPR-2026-0060) (PL-CUP-2026-0111)

Attachments: [2026-040 Staff Report](#)
[2026-040 Civil Plans](#)
[2026-040 Conditional Use Permit Materials](#)
[2026-040 Architectural Plans](#)
[2026-040 Supplemental](#)

- 6B. Wilcox & Barton Inc, on behalf of Two Wheeler Holdings, LLC, requests major site plan and architectural design review approvals for the conversion of an existing 30,310-square-foot building along with a 2,470-square-foot addition for a car dealership, 70,270-square-feet of additional pavement for driveways, parking, and vehicle storage, and other associated site improvements at Tax Map 782Z Lot 44, addressed as 110 Manchester Street in the Highway Commercial (CH) and Office Park Performance (OFP) Districts. (2026-044) (PL-SPR-2026-0061)

Attachments: [2026-044 Staff Report](#)
[2026-044 Civil Plans](#)
[2026-044 Architectural Plans](#)
[2026-044 Supplemental](#)

- 6C. Northpoint Engineering, LLC, on behalf of Granite Municipal Manufacturing & Sales, LLC, requests major site plan and architectural design review approvals for the construction of 3 new 31,200-square-foot gross area, 4-story buildings for mixed flex industrial and self-storage use, a new 2,040-square-foot gross area, 2-story building office and caretaker apartment building, and associated site improvements at Tax Map 40Z Lot 6, addressed as 52 Locke Road in the Industrial (IN) and Open Space Residential (RO) Districts. As part of the major site plan application, the applicant also requests conditional use permit approval pursuant to Section 28-4-3(d) Conditional Use Permits Required for Certain Disturbance of Wetland Buffers to allow for the previous 54,781-square-feet of temporary wetland buffer impact for tree clearing and 2,936-square-feet of permanent wetland buffer impact for grading associated with the proposed stormwater management system. (2026-045) (PL-SPR-2026-0062) (PL-CUP-2026-0114) (Applicant has requested to continue the determination of completeness to the date certain of June 17, 2026)

7. Extension Requests by Consent

- 7A. Wilcox & Barton, Inc, on behalf of Braydin and Kelsey Clouthier and Braydin Plumbing and Heating, LLC, requests a one-year extension to meet the precedent conditions of approval for the 2-lot minor subdivision application conditionally approved by the Planning Board on June 18, 2025, located at Tax Map 42Z Lot 28, an unaddressed Curtisville Road property in the Open Space Residential (RO) District. (2025-047) (PL-EXT-2026-0030)

Attachments: [20260520_Staff Report](#)

*****End of Consent Agenda*****

8. Design Review Applications

- 8A. Merrimack County Savings Bank/NH Mutual Bancorp, on behalf of Capitol Street Associates and Ransmeier & Spellman, and NH Trust, requests architectural design review approvals for two new non-illuminated building walls signs of 18.5-square-feet (SP-0760-2026) and 23.75-square-feet (SP-0761-2026), to replace two existing building wall signs at 1 Capitol St in the Central Business Performance (CBP) District. (2026-037) (PL-ADR-2026-0175)

Attachments: [2026-037 Record of Recommendation](#)
[2026-037 Application](#)

- 8B. Classic Signs Inc. LLC, on behalf of GMX-RP-SCU-Concord LLC, Dundee Investments LLC, and Service Credit Union requests architectural design review approvals for two new 33.28-square-foot internally illuminated building wall signs (SP-0751-2026 and SP-0752-2026) and a new 30.5-square-foot internally illuminated freestanding sign panel (SP-0753-2026) to be placed on an existing freestanding sign, at 285 Loudon Rd in the Gateway Performance (GWP) District. (2026-043) (PL-ADR-2026-0178)

Attachments: [2026-043 Record of Recommendation](#)
[2026-043 Application](#)

- 8C. Wilson & Wilson Architects, on behalf of Spring Corner Condominium, and Nonna's Place, LLC, requests an architectural review approval for a 650-square-foot façade alteration for the construction of a loggia to the front of an existing restaurant along Pleasant Street and the relocation of an existing 12-square-foot freestanding pylon sign at Tax Map 7411Z Lot 100, addressed as 60 Pleasant Street, 62 Pleasant Street, and 2-10 N Spring St in the Civic Performance (CVP) District. (2026-033) (PL-ADR-2026-0173) (Continued to June 17, 2026 at the request of the applicant)

Attachments: [2026-033 Record of Recommendation](#)
[2026-033 Application](#)

- 8D. Cobb Hill Construction, on behalf of Concord Feminist Health Center, and Equality Health Center, requests an architectural design review approval for the replacement of an existing storefront, sidelights, and transom, along with the installation of a fence along the north side of the building at 38 South Main Street in the Central Business Performance (CBP) District. (2026-038) (PL-ADR-2026-0176) (The applicant has requested to continue this application to no date certain)

Attachments: [2026-038 Record of Recommendation](#)
[2026-038 Application](#)

9. Site Plan, Subdivision and Conditional Use Permit Applications

- 9A. Eastern Development requests minor subdivision approval for a 2-unit condominium conversion at Tax Map 202Z Lot 21, addressed as 184 Sewalls Falls Road in the Single-Family Residential (RS) District. (2026-027) (PL-MIS-2026-0050)

Attachments: [2026-027 Staff Report](#)
[2026-027 Condominium Site Plan](#)
[2026-027 Construction and Floor Plans](#)
[2026-027 Supplemental](#)

- 9B. Stonefield Engineering and Design, on behalf of Associated Enterprises Inc, request major site plan, architectural design review approval, and certain waivers from the Site Plan Regulations, including a waiver to allow the determination of completeness and public hearing in the same meeting, for the conversion of an existing 15,341-square-foot office building into 21 residential dwelling units and associated site improvements at Tax Map 6414Z Lot 1, addressed as 103 North State Street in the Civic Performance (CVP) District. As part of the major site plan, the applicant also requests conditional use permit approvals. One, pursuant to Section 28-4-5(e)(1) of the Zoning Ordinance, to not require a non-residential use for a lot greater than 20,000-square-feet that is located within a performance district. The second, pursuant to Section 28-7-8(c)(2) of the Zoning Ordinance, to allow for an existing driveway on an arterial road with less than 200-feet of separation from adjacent drives, be expanded to 24-feet in width, to accommodate 2-way traffic. (2026-028) (PL-SPR-2026-0059) (PL-CUP-2026-0108) (PL-CUP-2026-0115)

Attachments: [2026-028 Staff Report](#)
 [2026-028 Civil Plans](#)
 [2026-028 Architectural Plans](#)
 [2026-028 Truck Turning Plan](#)
 [2026-028 Existing Conditions Plan](#)
 [2026-028 Supplemental](#)

- 9C. Advantage Signs, on behalf of New Hampshire Retirement System, requests approval for a conditional use permit, pursuant to Section 28-6-9(b)(2), for a wall sign above the sills of the first story windows and more than 25-feet above grade, and architectural design review approval for a new building wall sign at 80 Commercial Street in the Opportunity Corridor Performance (OCP) District. (2026-031) (PL-CUP-2026-0109) (PL-ADR-2026-0171)

Attachments: [2026-031 Staff Report](#)
 [2026-031 Plan](#)
 [2026-031 Supplemental](#)

- 9D. Richard D. Bartlett & Associates, a division of Nobis Group, on behalf of Craig and Gina Weyant, requests minor subdivision approval for a 2-lot subdivision, and certain waivers, at Tax Map 393Z Lot 55, addressed as 17 Clarke Street in the Neighborhood Residential (RN) and Open Space Residential (RO) Districts. (2026-034) (PL-MIS-2026-0052)

Attachments: [2026-034 Staff Report](#)
[2026-034 Supplemental Staff Report](#)
[2026-034 Subdivision Plat](#)
[2026-034 Supplemental Material](#)
[2026-034 Additional Applicant Testimony](#)

- 9E. MRP Construction & Restoration, LLC, on behalf of Red Eagle Management, LLC, requests conditional use permit approval to permit the principal use E3 Offices of healthcare practitioners at 92 South Street in the Neighborhood Commercial (CN) District. (2026-046) (PL-CUP-2026-0110)

Attachments: [2026-046 Staff Report](#)
[2026-046 Parking Layout Plan](#)
[2026-046 Building Plan](#)
[2026-046 Supplemental](#)

- 9F. Northpoint Engineering, LLC, on behalf of ZV Investments, LLC, requests minor subdivision approval for a 2-lot subdivision at Tax Map 631Z Lot 19, addressed as 5 Thomas Street in the High Density Residential (RH) District. As part of the subdivision application, the applicant also requests two conditional use permit approvals pursuant to Section 28-7-11(f) Driveway Separation Alternatives, to allow multiple driveways with 166.35-feet of frontage where 250-feet would be required, and Section 28-7-11(g) Driveway Width Reduction, to allow a 22-foot wide, two-way driveway where 24 feet is required. (2026-042) (PL-MIS-2026-0053) (PL-CUP-2026-0112) (PL-CUP-2026-0113) (Applicant has requested to continue the determination of completeness to the date certain of June 17, 2026)

- 9G. TFMoran Inc, on behalf of 94 Manchester St, LLC, requests approval for a major site plan application for a new 116 room, 4-story hotel building, with a footprint of 14,768-square-feet and associated site improvements at Tax Map 781Z Lots 12, 12-1, 12-2 and 12-3, addressed as 94-98 Manchester Street in the Highway Commercial (HC) and Office Park Performance (OCP) Districts. (2026-005) (PL-SPR-2026-0057) (The applicant has requested to continue the public hearing to the date certain of July 15, 2026)

10. **Comprehensive Development Plans**

- 10A. Gallagher, Callahan, & Gartrell, PC, Jones and Beach Engineering, Inc, and Onyx Partners, Ltd, on behalf of Onyx SteepleGate Concord, LLC, Onyx Regal Concord, LLC, and Onyx TD Concord, LLC, requests comprehensive development plan approval for the consolidation of condominium and resubdivision into separate lots and ownership, and a proposed mixed-use redevelopment to include certain on and offsite improvements, a fueling station, and approximately 600 residential unit apartments, approximately 329,200-square-feet of commercial/retail, and approximately 5,040 square-feet of restaurant use at Tax Maps: 611Z Lot 40 addressed as 270 Loudon Rd; 611Z Lot 39 addressed as 282 Loudon Rd; 61Z Lot 9 addressed as 277 Sheep Davis Rd 270; and, 611Z Lot 41 addressed as 260 Loudon Road, all within the Gateway Performance (GWP) District. (2026-041) (PL-CDP-2026-0002)

Attachments: [2026-041 Staff Report](#)
 [2026-041 Civil Plans](#)
 [2026-041 Conceptual Renderings and Site Plan](#)
 [2026-041 Architectural Elevations](#)
 [2026-041 Supplemental](#)

11. **Other Items**

- 11A. Notification / Request letter under RSA 674:54 from Concord School District requesting the Planning Board determine if a non-binding public hearing is necessary for the use of the property at 20 Conant Drive as administration offices to support the middle school construction project.

Attachments: [20 Conant Dr RSA 674:54 Letter - Concord School District](#)

12. **Other Business**

Any other business which may legally come before the Board.

13. **Adjournment**

Information

Architectural Design Review Committee Meeting Minutes - May 5, 2026

Attachments: [Minutes](#)

Report for May 20, 2026 - Minor Revisions to Approved Plans

Attachments: [Report](#)

Next regular monthly meeting is Wednesday, June 17, 2026

Note: To review meeting agendas please visit the City's Website, www.concordnh.gov, or view the notice posted at City Hall.

All City of Concord public meetings are accessible for persons with disabilities. Any person who feels that he or she may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8515 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.

For meetings held in the City Council Chambers, any person who is unable to access the upper level of the Council Chambers to address the City Council or any other public body may use the podium and/or microphone located at the lower level of the Council Chambers. Other reasonable accommodations may be available upon request.