



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Planning Division

Planning Board

May 20, 2026

Record of Architectural Design Review Committee Recommendations

RE: May 5, 2026 Architectural Design Review Committee meeting.

Sign Application

Wilson & Wilson Architects, on behalf of Spring Corner Condominium, and Nonna's Place, LLC, requests an architectural review recommendation 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)

Recommend the Planning Board approve the application as submitted, exclusive of signage, and with the condition that construction follow closely to the detail that has been presented.

Section 28-9-6 (d) *Record of Recommendation*. A written record of the recommendation of the Design Review Committee shall be forwarded to the Planning Board. The record shall state whether the project or permit is recommended for approval or disapproval, include any recommendations for conditions of approval, and state the reasons for recommending disapproval, if such is the Committee's recommendation.

Section 28-9-6(c) *Standards for Recommendations*. In developing its recommendations, the Design Review Committee shall utilize the criteria set forth in the Architectural Design Guidelines as adopted and most recently amended by the Planning Board. The current design guidelines were revised by the Planning Board on April 12, 1991.

Section 28-9-4(f)(6) *Standards for Review*. In the process of reviewing a project or permit for the purpose of making a decision thereon, the Planning Board shall take in to consideration the following:

- a. The criteria set forth in the Architectural Design Guidelines as adopted and most recently amended by the Planning Board;
- b. The goals and recommendations contained in the Master Plan, as most recently amended;
- c. The purposes of this ordinance and of the several districts established herein;
- d. The recommendations of the Design Review Committee;
- e. Reports of the City Departments;
- f. Reports, graphics, and other relevant materials together with information presented at the hearing by the applicant and the applicant's agents; and
- g. Reports, graphics, and other relevant materials together with information presented at the hearing by anyone who can demonstrate that they are directly affected by the application.