



City of Concord

Agenda Planning Board

Wednesday, March 18, 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**

February 18, 2026 Planning Board Minutes.

Attachments: [Minutes](#)

4. **Agenda Overview**

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

5. **Design Review Applications by Consent**

5A. NEOPCO Signs, on behalf of Prickly Porcupine, Capital Plaza Concord, LLC, and Foxfire Property Management Inc, requests an architectural design review approval for a new 4.5-square-foot non-illuminated projecting blade sign (SP-0704-2026) to be installed on an existing sign bracket at 57 N main St in the Central Business Performance (CBP) District. (PL-ADR-2026-0153) (2026-004)

Attachments: [2026-004 Record of Recommendation](#)
[2026-004 Application](#)

5B. Advantage Signs, on behalf of Nicholson Letourneau, PLLC, and 58 NSS Property, LLC, requests an architectural design review approval for a new 8.66-square-foot non-illuminated freestanding sign (SP-0706-2026) to replace an existing free-standing sign panel at 58 North State Street in the Civic Performance (CVP) District. (PL-ADR-2026-0156) (2026-008)

Attachments: [2026-008 Record of Recommendation](#)
[2026-008 Application](#)

- 5C. Tyler Fish, on behalf of Concord Clothworks and Sheep Davis Flex, LLC, requests an architectural design review approval for a new 15-square-foot non-illuminated building wall sign (SP-0708-2026) at 248 Sheep Davis Rd Bldg 1 in the Gateway Performance (GWP) District. (PL-ADR-2026-0158) (2026-010)

Attachments: [2026-010 Record of Recommendation](#)
[2026-010 Application](#)

- 5D. Roy McCandless, on behalf of McCandless Law Firm and Roy S McCandless ESQ, PLLC, requests architectural design review approvals for a new 15-square-foot non-illuminated freestanding sign panel (SP-0722-2026) to replace an existing free standing sign panel, and a new 1.25-square-foot non-illuminated projecting hanging sign (SP-0723-2026) to replace an existing hanging sign at 8 Court Street in the Civic Performance (CVP) District. (PL-ADR-2026-0155) (2026-007)

Attachments: [2026-007 Record of Recommendation](#)
[2026-007 Application](#)

- 5E. Missy Vannest, on behalf of Magpie Collective and Harold E and Judith A Ekstrom, requests an architectural design review approval for a new 2-square-foot non-illuminated freestanding sign panel (SP-0726-2026) to be added to an existing freestanding sign at 15 Green St in the Civic Performance (CVP) District. (PL-ADR-2026-0160) (2026-012)

Attachments: [2026-012 Record of Recommendation](#)
[2026-012 Application](#)

6. Extension Requests by Consent

- 6A. Granite Engineering, LLC, on behalf of Bradcore Holdings, LLC, requests a one-year extension to meet the precedent conditions of approval for the project titled “Chappell Tractor Sales, LLC”, conditionally approved by the Planning Board on March 19, 2025, located at Tax Map Lot 46Z Lot 38, and Tax Map 46Z Lot 39, addressed as 391 Loudon Road in the Gateway Performance (GWP) District. (2024-018) (PL-EXT-2026-0025)

Attachments: [2024-018 Staff Report](#)

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

7. Design Review Applications

- 7A. Jake Duggan, on behalf of Yamas Greek Eatery and Laurie J Sanborn Revocable Trust, requests an architectural design review approval for a new 36-square-foot externally illuminated building wall sign (SP-0703-2026) to replace an existing awning sign at 25-27 South Main St in the Central Business Performance (CBP) District.

Attachments: [2026-011 Record of Recommendation](#)
[2026-011 Application](#)
[2026-011 Revised Elevation](#)

8. Public Hearings

- 8A. The City of Concord requests a public hearing in accordance with RSA 675:54 for the construction of an approximate 20,400 square foot skate park and associated site improvements at Tax Map 64Z Lot 2, addressed as 19 Loudon Road in the Institutional (IS) District. (2026-018) (PL-SPR-2026-0058)

Attachments: [2026-018 Staff Report](#)
[2026-018 Plan Set](#)
[2026-018 Supplemental](#)
[2026-018 Stormwater Report](#)

9. Site Plan, Subdivision and Conditional Use Permit Applications

- 9A. Families in Transition, on behalf of Housing Benefits, Inc, requests approval for a conditional use permit application to not require a high level of ground floor transparency be provided for a building located in Bicentennial Square at Tax Map 7411Z Lot 7, addressed as 9 Odd Fellows Ave in the Central Business Performance (CBP) District. (2026-015) (PL-CUP-2026-0107)

Attachments: [2026-15 Staff Memo](#)
[2026-15 CUP Narrative](#)
[2026-15 Scope of Work](#)

- 9B. Woodard & Curran, on behalf of Radius Recycling, Inc, and Prolerized New England Co, LLC, requests approval for a minor site plan application for the construction of new on-site stormwater treatment facilities and other certain site improvements at Tax Map 793Z Lot 9, addressed as 25 Sandquist St in the Opportunity Corridor Performance (OCP) and Open Space Residential (RO) Districts. (2025-151) (PL-SPM-2025-0027)

Attachments: [2025-151 Staff Report](#)
[2025-151 Civil Plan Excerpts](#)
[2025-151 Civil Plans \(1 of 2\)](#)
[2025-151 Civil Plans \(2 of 2\)](#)
[2025-151 Supplemental](#)
[2025-151 Drainage Report](#)

- 9C. Orr & Reno, on behalf of Arts Alley LLC, requests approval for a conditional use permit, pursuant to Section 28-6-9(b)(2), for wall signs to be placed above the sills of the first story windows and more than 25-feet above grade, on the building addressed as 22 South Main St in the Central Business Performance (CBP) District. (2025-133) (PL-CUP-2025-0104)

Attachments: [2025-133 Staff Report](#)
[2025-133 Signage Plan](#)
[2025-133 Supplemental](#)

- 9D. Wilcox & Barton, Inc, on behalf of Daval Realty Associates LLC, and Banks Chevrolet, requests approval for a major site plan application and a conditional use permit for certain uses in the Aquifer Protection District for the construction of a parking lot and other site improvements at Tax Map 782Z Lot 8, addressed as 234 Airport Road in the Highway Commercial (CH), Single-Family Residential (RS), and Open Space Residential (RO) Districts. (2025-134) (PL-SPR-2025-0052) (PL-CUP-2025-0105)

Attachments: [2025-134 Staff Report](#)
[2025-134 Site Plan Part 1](#)
[2025-134 Site Plan Part 2](#)
[2025-134 Supplemental](#)
[2025-134 Stormwater Management Package](#)

- 9E. 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)

Attachments: [2026-005 Staff Report](#)
 [2026-005 Civil Plans](#)
 [2026-005 Color Site Plan](#)
 [2026-005 Architectural Plans](#)
 [2026-005 Supplemental](#)

- 9F. Nobis Group, on behalf of NHSCOT, requests an amendment to a previously approved major site plan for certain waivers and to modify the conditions of approval at Tax Map 32Z Lot 59, addressed as 210 Bog Road in the Open Space Residential (RO) District. (2025-015) (PL-AMEND-2026-0022)

Attachments: [2025-015 Amendment Staff Report](#)
 [2025-015 Amendment Plans](#)
 [2025-015 Amendment Supplemental](#)
 [2025-015 Approved Final Plan](#)

- 9G. Richard D. Bartlett & Associates, LLC, a division of Nobis Group, on behalf of Seth Hipple, requests approval for a minor subdivision application for a 2-unit condominium conversion at Tax Map 7414Z Lot 127, addressed as 45 Concord Street, in the Downtown Residential (RD) District. (2026-016) (PL-MIS-2026-0048)

Attachments: [2026-016 Staff Report](#)
 [2026-016 Condominium Plan](#)
 [2026-016 Supplemental](#)

10. **Other Items**

11. **Other Business**

Any other business which may legally come before the Board.

12. **Adjournment**

13. **Information**

Report for March 18, 2026 - Minor Revisions to Approved Plans

Attachments: [Report](#)

Architectural Design Review Committee Meeting Minutes - March 3, 2026

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, April 15, 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.