



City of Concord

Agenda Planning Board

Wednesday, February 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**

January 21, 2026 Planning Board Minutes.

Attachments: [Minutes](#)

4. **Agenda Overview**

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

5. **Design Review Applications by Consent**

5A. Alex Stoye, on behalf of Monitor Statesman, LLC, requests an architectural design review approval for exterior changes of a building at 10 Pleasant St Extension, in the Central Business Performance (CBP) District. (PL-ADR-2025-0133) (2025-121)

Attachments: [2025-121 Record of Recommendation](#)
[2025-121 Application](#)

5B. Advantage Signs, on behalf of Wild Bloom Home and TwoKph LLC requests an architectural design review approval for a new 54-square-foot externally illuminated building wall sign (SP-0701-2026) to replace an existing building wall sign at 97 Storrs St in the Central Business Performance (CBP) District. (PL-ADR-2026-0152) (2026-003)

Attachments: [2026-003 Record of Recommendation](#)
[2026-003 Application](#)

- 5C. Advantage Signs and The Eleventh Letter Writing Gallery, on behalf of Associated Enterprises Inc, requests an architectural design review approval for a new 6.25-square-foot non-illuminated projecting building wall sign (SP-0702-2026) at 146 North Main St in the Central Business Performance (CBP) District. (PL-ADR-2026-0151) (2026-002)

Attachments: [2026-002 Record of Recommendation](#)
[2026-002 Application](#)

6. Determination of Completeness Items by Consent

- 6A. TFMoran Inc, on behalf of 94 Manchester St, LLC, requests approval for a major site plan application for a new 4-story, 14,768-square-foot footprint building and other 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 Architectural Plans](#)
[2026-005 Supplemental](#)

7. Extension Requests by Consent

- 7A. Nobis Group, on behalf of SARP Realty, LLC, requests a one-year extension to meet the precedent conditions of approval for the project titled “The Red Blazer”, conditionally approved by the Planning Board on March 19, 2025 located at 72 Manchester Street. (2024-059) (PL-EXT-2026-0024)

Attachments: [2024-059 Staff Report](#)

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

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. 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) (Continued to March 18, 2026)

Attachments: [2025-134 Civil Plans](#)
[2025-134 Supplemental](#)
[2025-134 Conditional Use Permit Narrative](#)
[2025-134 Stormwater Management Package](#)

- 8B. 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) (Continued to March 18, 2026)

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

- 8C. Northpoint Engineering, LLC, on behalf of Ciborowski Associates, LLC and Phenix Hall, LLC, requests approval for a minor subdivision application for a lot line adjustment and the discontinuance of Phenix Ave at Tax Map 6443Z Lot 27, addressed as 56 North Main St and Tax Map 6443Z Lot 28, addressed as 2 Phenix Ave, in the Central Business Performance (CBP) District. (2025-122) (PL-MIS-2025-0047)

Attachments: [2025-122 Staff Report](#)
[2025-122 Plan](#)
[2025-122 Supplemental](#)

- 8D. Northpoint Engineering, LLC, on behalf of Ciborowski Associates, LLC, requests approval for a major site plan application, a conditional use permit to allow a portion of a proposed mixed-use building to be constructed to a maximum height of 89feet-6inches from area average grade, a conditional use permit application to allow the partial obstruction of views of the State House Dome, and certain waivers from the Site Plan Regulations for the construction of a new 8-story, mixed use building at Tax Map 6443Z Lot 27, addressed as 56 North Main Street in the Central Business Performance (CBP) District. (2025-123) (PL-SPR-2025-0049) (PL-CUP-2025-0101) (PL-CUP-2025-0102)

Attachments: [2025-123 Staff Report](#)
 [2025-123 Civil Plans](#)
 [2025-123 Architectural Plans](#)
 [2025-123 Supplemental](#)

- 8E. Northpoint Engineering LLC, on behalf of Phenix Hall, LLC, requests approval for a major site plan application and certain waivers from the Site Plan Regulations for the construction of a 6-story addition and other site improvements at Tax Map 6443Z Lot 28, addressed as 2 Phenix Ave in the Central Business Performance (CBP) District. (2025-125) (PL-SPR-2025-0050)

Attachments: [2025-125 Staff Report](#)
 [2025-123 Civil Plans](#)
 [2025-125 Architectural Plans](#)
 [2025-125 Supplemental](#)

9. **Public Hearings**

10. **Design Review Applications**

11. **Amendments**

12. **Other Items**

Planning Board Recommendations regarding Tax Deeded Properties

Attachments: [Tax Collector / Treasurer Report](#)

Planning Board Letter of Support - Merrimack River Greenway Trail "BUILD"
Grant Application

Attachments: [Draft Letter](#)

13. **Other Business**

Any other business which may legally come before the Board.

14. Adjournment

15. Information

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

Attachments: [20260218 Report](#)

Architectural Design Review Committee Meeting Minutes - February 3, 2026

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, March 18, 2026

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

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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.