



City of Concord

Planning Board

Meeting Agenda

Wednesday, December 17, 2025

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

The Planning Board will hold a Public Workshop from 6:30 p.m. to 7:00 p.m. regarding the proposed Master Plan Request for Proposals

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
Planning Board meeting minutes - November 19, 2025
Attachments: [Minutes](#)
4. Agenda Overview

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

2026 Planning Board Meeting Schedule

Attachments: [Planning Board 2026 Meeting Schedule](#)

5. Design Review Applications by Consent
- 5A. Alex Stoye, on behalf of Monitor Statesman, LLC, requests an architectural design review recommendation 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 \(Dec 2, 2025\)](#)
[2025-121 Application](#)
[2025-121 Record of Recommendation](#)
 - 5B. Woodard & Curran, on behalf of Radius Recycling, Inc, and Prolerized New England Co, LLC, requests approval for a major 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.
(PL-SPR-2025-0051) This application has been withdrawn by the applicant.

- 5C. Classic Signs Inc, LLC, on behalf of Hodges Development Corp. and Hodges Property Inc, requests an architectural design review recommendation to replace an existing free-standing sign panel with a new 84-square-foot externally illuminated free standing sign panel (SP-0660-2025) at 241 Loudon Road in the Gateway Performance (GWP) District. (PL-ADR-2025-0134) (2025-126)

Attachments: [2025-126 Application](#)
[2025-126 Record of Recommendation](#)

- 5D. Sousa Signs, LLC, on behalf of Ulta Beauty and Brixmore Capitol SC LLC, requests architectural design review recommendations for a new 133.4-square-foot internally illuminated building wall sign (SP-0665-2025), and a new 40-square-foot internally illuminated building wall sign (SP-0666-2025) at 80 Storrs Street in the Opportunity Corridor Performance (OCP) District. (PL-ADR-2025-0137) (2025-129)

Attachments: [2025-129 Application](#)
[2025-129 Record of Recommendation](#)

- 5E. NEOPCO Signs, on behalf of Meridian Land Services, Inc and EWT 54, LLC, requests an architectural design review recommendation for a new 10.67-square-foot non-illuminated hanging building sign (SP-0670-2025) at 95 North State Street in the Civic Performance (CVP) District. (PL-ADR-2025-0138) (2025-130)

Attachments: [2025-130 Application](#)
[2025-130 Record of Recommendation](#)

- 5F. NEOPCO Signs, on behalf of After Thai Dessert House, Siam Orchid, and Twelve Dynasty Realty, LLC, requests an architectural design review recommendation for a new 14-square-foot internally illuminated building wall sign (SP-0673-2025) at 12 North Main Street in the Central Business Performance (CBP) District. (PL-ADR-2025-0139) (2025-131)

Attachments: [2025-131 Application](#)
[2025-131 Record of Recommendation](#)

- 5G. Signarama of Concord, on behalf of Optima Dermatology and Granite State Terrace, LLC, requests architectural design review approvals for a new 28.5-square-foot internally illuminated building wall sign (SP-0668-2025) and a new 10.85-square-foot externally illuminated tenant panel on a relocated freestanding pylon sign (SP-0669-2025) at 171 Pleasant St in the Institutional (IS) District. (PL-ADR-2025-0140) (2025-132)

Attachments: [2025-132 Application](#)
[2025-132 Record of Recommendation](#)

- 5H. In accordance with Section 28-9-4(f)(8) Request for Reconsideration of the Zoning Ordinance, New England Life Care, on behalf of TDL Investments LLC, requests reconsideration of the architectural design review decision made by the Planning Board at their September 17, 2025 meeting where the Board conditionally approved a new 14.3-square-foot internally illuminated wall sign (SP-0630-2025) and a 21.25-square-foot internally illuminated panel replacement (SP-0631-2025) in an existing freestanding sign at 374 Loudon Rd in the Gateway Performance (GWP) District. (2025-098) (PL-ADR-2025-0117)

Attachments: [2025-098 Record of Recommendation \(Dec 2, 2025\)](#)
[2025-098 Reconsideration Excerpt](#)
[20250917_PB_DesignReviewActions](#)
[2025-098 Record of Recommendation](#)
[2025-098 Revised Application with Recommendations](#)
[2025-098 Original Application](#)

6. Determination of Completeness Items by Consent

- 6A. 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) (Determination of Regional Impact only) (Determination of completeness continued to January 21, 2026)

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

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

7. Public Hearings

- 7A. The City of Concord requests a public hearing in accordance with RSA 675:54 for the renovation and construction of an approximate 18,000-square-foot building addition and associated site improvements for a new police station at Tax Map 583Z Lot 10, addressed as 4 Bouton Street in the Institutional (IS) District. (2025-138) (PL-SPR-2025-0055)

Attachments: [2025-138 Staff Report](#)
[2025-138 Architectural Elevations](#)
[2025-138 Supplemental](#)
[2025-138 Civil Plans](#)

- 7B. Alex Stoye, on behalf of the City of Concord, requests an architectural design review approval for site improvements at Tax Map 7412Z Lot 14, addressed as 75 Storrs Street, in the Central Business Performance (CBP District. (2025-119) (Continued by owner until January 21, 2026)

Attachments: [2025-119 Record of Recommendation \(Dec 2, 2025\)](#)

8. Design Review Applications

- 8A. Eastern Development, requests a preliminary design review for certain amendments proposed to a previously approved 8-unit, cluster subdivision (Case 2023-140) at 15 Hot Hole Pond Rd in the Open Space Residential (RO) District.(2025-136) (PL-PDR-2025-0001)

Attachments: [2025-136 Staff Report](#)
[2025-136 Design Review Plans](#)
[2025-136 Supplemental](#)

9. Site Plan, Subdivision and Conditional Use Permit Applications

- 9A. 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](#)

- 9B. TFMoran and Unitol Energy Systems, Inc. request approval for a major site plan application, architectural design review, a conditional use permit for essential public utilities and appurtenances, a conditional use permit for a bluff buffer disturbance, 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 construction of a new substation, at Tax Map 494Z Lot 44, addressed as 1-7 McGuire Street, in the Industrial (IN) District. (2025-105) (PL-SPR-2025-0047).

Attachments: [2025-105 Staff Report](#)
[2025-105 Civil Plans](#)
[2025-105 Supplemental](#)

- 9C. 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](#)

- 9D. 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](#)

- 9E. 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](#)
[2025-125 Civil Plans](#)
[2025-125 Architectural Plans](#)
[2025-125 Supplemental](#)

- 9F. Nobis Group, on behalf of HP Hood, LLC, requests approval for a major site plan application and certain waivers from the Site Plan Regulations for the construction of a new 4,800-square-foot wastewater pretreatment building, installation of multiple process tanks, and other associated site improvements at Tax Map 491Z Lot 26, addressed as 330 North State St in the Industrial (IN), Open Space Residential (RO) and Neighborhood Residential (RN) Districts. (2025-137) (PL-SPR-2025-0054)

Attachments: [2025-137 Staff Memo](#)
[2025-137 Civil Plans](#)
[2025-137 Architectural Plans](#)
[2025-137 Supplemental](#)

- 9G. Gallagher Callahan & Gartrell PC, on behalf of The City of Concord, and Concord Coach Lines, Inc, requests approval for a major site plan application, a conditional use permit application pursuant to Section 28-7-10(d) to pay a fee in lieu of installing the required trees, and certain waivers from the Site Plan Regulations for the construction of a temporary parking lot to support the State's adjacent bus terminal at Tax Map 6414Z Lot 92, an unaddressed parcel on Storrs Street in the Opportunity Corridor Performance (OCP) District. (2025-135) (PL-SPR-2025-0053) (PL-CUP-2025-106) (Pulled from Consent Agenda by applicant)

Attachments: [2025-135 Staff Report](#)
[2025-135 Civil Plans](#)
[2025-135 Supplemental](#)

10. Amendments

Planning Board recommendations regarding an ordinance amending the Code of Ordinances, Title IV, Zoning Code; Chapter 28, Zoning Ordinance, Article 28-2, Zoning Districts and Allowable Uses, by amending Section 28-2-3-The Zoning Map, 28-2-3(b)(1) The Zoning Overlay District Maps; together with a report from the Assistant City Planner - Zoning.

Attachments: [Ordinance](#)
[Council Report](#)

11. Other Items

In accordance with RSA 36:56 and 36:57, the Town of Boscawen is noticing the City of Concord, and the City of Concord Planning Board of a Development of Regional Impact for review and to provide comment.

Attachments: [Plans](#)
[Supplemental](#)

Other Business

Any other business which may legally come before the Board.

Adjournment

Information

Architectural Design Review Committee meeting minutes - December 2, 2025

Attachments: [Minutes](#)

Report for December 17, 2025 - Minor Revisions to Approved Plans

Attachments: [20251217 Report](#)

Next regular monthly meeting is Wednesday, January 21, 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.