



# City of Concord

## Agenda Planning Board

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Wednesday, April 16, 2025

7:00 PM

City Council Chambers  
37 Green Street  
Concord, NH 03301

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1. **Call to Order**

2. **Roll Call**

3. **Approval of Meeting Minutes**

3A. Planning Board meeting minutes - March 19, 2025

**Attachments:** [Minutes](#)

4. **Agenda Overview**

***\*\*Consent Agenda\*\****

5. **Architectural Design Review by Consent**

A. Darcie Roy Sign Permits, on behalf of Samp 75 Realty LLC, and Verizon, requests an architectural design approval for a 36-square-foot internally illuminated building wall sign (SP-0459-2025) to replace an existing building wall sign, a 35.34-square-foot internally illuminated tenant panel sign (SP-0461-2025) to replace an existing tenant panel, and a 15.27-square-foot sign (SP-0460-2025) to replace an existing tenant panel, at 75 Fort Eddy Rd in the Gateway Performance (GWP) District. (2025-019) (PL-ADR-2025-0068)

**Attachments:** [2025-019 Application](#)  
[2025-019 Record of Recommendation](#)

B. Warrenstreet Architects, Inc., on behalf of Interchange Development, LLC, and Concord Hospital, requests an architectural design approval for a new 81.9-square-foot internally illuminated building wall sign (SP-0469-2025) and a new 13.1-square-foot non-illuminated building wall sign (SP-0473-2025) at 1 Interchange Dr in the Gateway Performance (GWP) District. (2025-021) (PL-ADR-2025-0071)

**Attachments:** [2025-021 Application](#)  
[2025-021 Record of Recommendation](#)

- C. Sousa Signs, LLC, on behalf of Life Storage LP, and Extra Space Storage, requests an architectural design approval for a 70.1-square-foot internally illuminated double sided pylon sign (SP-0480-2025) to replace an existing panel on an existing freestanding sign, and a 24-square-foot non-illuminated wall sign (SP-0481-2025) to replace an existing wall sign at 11 Integra Dr in the Industrial (IN) District. (2025-022) (PL-ADR-2025-0072)

**Attachments:**    [2025-022 Application](#)  
                              [2025-022 Record of Recommendation](#)

- D. NEOPCO Signs, on behalf of PFP Associates LTD Partnership, and Lead Urgent Care Veterinary Services, requests an architectural design approval for a 20-square-foot internally illuminated hanging wall sign panel (SP-0489-2025) to replace an existing panel on an existing bracket, and a 9-square-foot non-illuminated blade sign (SP-0490-2025) to replace an existing blade sign on an existing bracket at 22 Bridge St in the Opportunity Performance Corridor (OCP) District. (2025-024) (PL-ADR-2025-0073)

**Attachments:**    [2025-024 Application](#)  
                              [2025-024 Record of Recommendation](#)

- E. NEOPCO Signs, on behalf of Kenneth Blevens Sr, Kenneth Blevens Jr, and Cantara Concealment, requests an architectural design approval for a new 12-square-foot non-illuminated building wall sign (SP-0491-2025) at 106 B South State St in the Urban Transitional (UT) District. (2025-025) (PL-ADR-2025-0074)

**Attachments:**    [2025-025 Application](#)  
                              [2025-025 Record of Recommendation](#)

- F. Signarama Concord, on behalf of Hound LLC, and Sweet Dreamz, requests an architectural design approval for a new 13.33-square-foot non-illuminated building wall sign (SP-0488-2025) at 325 Village St in the Central Business Performance (CBP) District. (2025-029) (PL-ADR-2025-0079)

**Attachments:**    [2025-029 Application](#)  
                              [2025-029 Record of Recommendation](#)  
                              [2025-029 Application Revised](#)

- G. NEOPCO Signs, on behalf of CCA North Corp, and Bank of New Hampshire Stage, requests an architectural design approval for two 35-square-foot internally illuminated building wall signs (SP-0494-2025 and SP-0495-2025), to replace two existing building wall signs at 16 South Main St in the Central Business Performance (CBP) District. (2025-028)

**Attachments:**    [2025-028 Application](#)  
                              [2025-028 Record of Recommendation](#)

- H. Warrenstreet Architects, Inc., on behalf of South State Street Residences, requests an architectural design approval for exterior alterations to an existing building at 6 S State St, in the Civic Performance (CVP) District. (2025-018) (PL-ADR-2025-0070)

**Attachments:**    [2025-018 Application](#)  
                              [2025-018 Record of Recommendation](#)

**6.    Extensions by Consent**

Wilcox & Barton, Inc., on behalf of First Church Holdings, LLC, requests a one-year extension to the April 17, 2024, conditionally approved minor subdivision, extending conditional approval from April 17, 2025, to April 17, 2026, at 177 N Main St, in the Urban Commercial (CU) District. (2023-122) (PL-EXT-2025-0017)

**Attachments:**    [Staff Memo](#)

**7.    Determination of Completeness by Consent**

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

**Public Hearings**

**8.    Architectural Design Review Applications**

**9.    Site Plan, Subdivision, Conditional Use Permit, and Amendment Applications**

- 9A. Ian MacKinnon and Jones & Beach Engineers, Inc., on behalf of Aaron LeClerc and Cara Scala, request approvals for a minor site plan application, a conditional use permit application for disturbance to a wetland buffer to construct a driveway, and certain waivers from the Site Plan Regulations, to construct a detached workshop building for a home-based business and an associated detached single-family dwelling, at Tax Map Lot 411Z 49, unaddressed Shaker Rd, in the Medium Density Residential (RM) District. (2024-074)

**Attachments:**    [2024-074 Staff Report](#)  
                              [2024-074 Plan](#)  
                              [2024-074 Supplemental](#)

- 9B. Ian MacKinnon and Jones & Beach Engineers, Inc., on behalf of Aaron LeClerc, Cara Scala, and Wilson Ralph W. and Jeanne M. A. Trust, request approvals for a minor subdivision application and certain waivers from the Subdivision Regulations, for a lot line adjustment between Tax Map Lot 28Z 43 (68 Shaker Rd) and Tax Map Lot 411Z 49 (unaddressed Shaker Rd) in the Medium Density Residential (RM) District. (2025-017) (PL-MIS-2025-0035)

**Attachments:**    [2025-017 Staff Report](#)  
                              [2025-017 Plan](#)  
                              [2025-017 Supplemental](#)

- 9C. Jeffrey Kelly, on behalf of Mor Real Estate Holdings, LLC, and Allison Street Holdings, LLC, requests approvals for a minor site plan application and certain waivers from the Site Plan Regulations, to convert an office to an apartment in an existing building containing two existing apartments, at Tax Map Lot 644Z 54, addressed as 63 School St, in the Civic Performance (CVP) District. (2025-026) (PL-SPM-2025-0022) The application has been continued to a date certain of May 21, 2025, at the request of the applicant.

- 9D. Kearsarge Solar, LLC, on behalf of the City of Concord, requests approvals for a major site plan and architectural design review application, a conditional use permit application, and certain waivers from the Site Plan Regulations, for the installation of a solar photovoltaic development, at Tax Map Lot 751Z 21, addressed as 77 Old Turnpike Rd, in the Industrial (IN) District. (2025-034) (PL-SPR-2025-0042, PL-CUP-2025-0086) The applicant requested a continuance to a date certain of May 21, 2025.

- 9E. Richard D. Bartlett & Associates, LLC, on behalf of Granite Center, LLC, and New Hampshire Historical Society, requests approvals for a minor subdivision application and certain waivers from the Subdivision Regulations, for a lotline adjustment between Tax Map Lot 6442Z 6 unaddressed Storrs St and Tax Map Lot 6442Z 7 unaddressed Eagle Square, in the Opportunity Corridor Performance (OCP) District. (2025-030) (PL-MIS-2025-0036)

**Attachments:**    [2025-030 Staff Report](#)  
                          [2025-030 Plan](#)  
                          [2025-030 Supplemental](#)

- 9F. TFMoran, on behalf of West Street Keene, LLC, request approvals for minor site plan application, a minor subdivision application, and certain waivers from the Site Plan Regulations and Subdivision Regulations, for the addition of 1,867 square feet and a condominium plat, at Tax Map Lot 46Z 63, addressed as 313 Loudon Rd, in the Gateway Performance (GWP) District. (2025-033) (PL-SPM-2025-0023, PL-MIS-2025-0037)

**Attachments:**    [2025-033 Staff Report Minor Site Plan](#)  
                          [2025-033 Staff Report Minor Subdivision](#)  
                          [2025-033 Plan](#)  
                          [2025-033 Supplemental](#)

- 9G. Nobis Group, on behalf of Child & Family Services Realty Corporation and NHSCOT, requests approvals for a major site plan and architectural design review application; conditional use permit applications to allow an outdoor recreation facility, construction of fewer parking spaces than required, an alternative parking surface, and disturbance to wetland buffers; and certain waivers from the Site Plan Regulations, for conversion of the site to the NHSCOT headquarters, at Tax Map Lot 32Z 59, addressed as 210 Bog Rd, in the Open Space Residential (RO) District. (2025-015) (PL-SPR-2025-0041, PL-CUP-2025-0082, PL-CUP-2025-0083, PL-CUP-2025-0084, PL-CUP-2025-0085)

**Attachments:**    [2025-015 Staff Report](#)  
                          [2025-015 Civil and Architectural Plans](#)  
                          [2025-015 Conditional Use Permits](#)  
                          [2025-015 Supplemental](#)

- 9H. Northpoint Engineering, LLC, on behalf of Manchester Street Concord Auto, LLC, and Manchester Street Concord Auto TIC, LLC, requests approvals for a major site plan application and a conditional use permit application for a use in the AP District - Community Water Systems Protection Area that will render impervious more than 15% of the lot, and certain waivers from the Site Plan Regulations, for the expansion of the automobile inventory display area, at 150 Manchester St in the Highway Commercial (CH) District and Industrial (IN) District. (2025-006)  
(PL-SPR-2025-0039, PL-CUP-2025-0078)

**Attachments:**    [2025-006 Staff Report](#)  
                              [2025-006 Civil Plans](#)  
                              [2025-006 Supplemental](#)

- 9I. Northpoint Engineering, LLC, on behalf of the City of Concord and Hampshire Aviation, LLC, requests approvals for a major site plan and architectural design review application, a conditional use permit application for the reduction in driveway width from 24 to 18 feet, and certain waivers from the Site Plan Regulations including a determination of completeness and public hearing in one step, for the construction of a new 11,550-square-foot aircraft hangar, at 65 Airport Rd, Lease Area DZ-4, in the Industrial (IN) District and Open Space Residential (RO) District. (2025-014)  
(PL-SPR-2025-0040, PL-CUP-2025-0081)

**Attachments:**    [2025-014 Staff Report](#)  
                              [2025-014 Civil Plan](#)  
                              [2025-014 Architectural Plan](#)  
                              [2025-014 Supplemental](#)  
                              [2025-014 Regional Impact](#)

## **10. Other Business**

Any other business which may legally come before the Board.

- 10A. Review of the Public Capital Facilities Impact Fees Ordinance

**Attachments:**    [Report](#)  
                              [Impact Fee Ordinance Chapter 29.2](#)  
                              [MAP - Recreation Benefit District](#)  
                              [MAP - Traffic Benefit District](#)

- 10B. Discussion - Batch #1 interim Zoning Ordinance amendments

**Attachments:**    [Report](#)  
                              [Draft Batch #1 Interim Zoning Ordinance Amendments](#)

**Adjournment****Information**

- i. Architectural Design Review Committee meeting minutes - April 1, 2025

**Attachments:** [Minutes](#)

- ii. Report for April 16, 2025 - Minor Revisions to Approved Site Plans

**Attachments:** [Report](#)

Next regular monthly meeting is Wednesday, May 21, 2025

Note: To review meeting agendas please visit the City's Website, [www.concordnh.gov](http://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.