



# City of Concord

## Agenda Planning Board

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Wednesday, June 17, 2026

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  
May 20, 2026 Planning Board Minutes

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

4. Agenda Overview  
Welcome / Introduction - City Planner Kellie Caron

**Attachments:** [City Planner Press Release](#)

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

5. **Design Review Applications by Consent**
  - 5A. Flynn Group Applebees, on behalf of MH Concord, LLC and Applebee's, requests architectural design review approvals for thirteen existing, non-permitted 24-square-foot externally illuminated awning signs (SP-0709-2026) (SP-0710-2026) (SP-0711-2026) (SP-0712-2026) (SP-0713-2026) (SP-0714-2026) (SP-0715-2026) (SP-0716-2026) (SP-0717-2026) (SP-0718-2026) (SP-0719-2026) (SP-0720-2026) (SP-0721-2026) at 260 Loudon Road in the Gateway Performance (GWP) District. (PL-ADR-2026-0157) (2026-009)

**Attachments:** [2026-009 Record of Recommendation](#)  
[2026-009 Application](#)

- 5B. Branwen’s Sacred Cove, LLC, on behalf of Harold E & Judith A Ekstrom, requests architectural design review approval for a new 2-square-foot non-illuminated freestanding sign panel sign (SP-0772-2026) at 15 Green St in the Civic Performance (CVP) District. (PL-ADR-2026-0180) (2026-048)

**Attachments:** [2026-048 Record of Recommendation](#)  
[2026-048 Application](#)

- 5C. Real 603 NH Home & Lifestyle Group, on behalf of Real 603 and Better Business Bureau of NH, requests architectural design review approvals for 2 new externally illuminated freestanding sign panels of 12-square-feet (SP-0774-2026) and 6-square-feet (SP-0775-2026), to replace existing sign panels on an existing frame at 48 Pleasant Street in the Civic Performance (CVP District) (PL-ADR-2026-0181) (2026-049)

**Attachments:** [2026-049 Record of Recommendation](#)  
[2026-049 Application](#)

- 5D. Green Bear Signs and Graphic, LLC, on behalf of Flomac Limited Partnership, and Back Nine, requests an architectural design review approval for a new 24-square-foot internally illuminated free standing tenant panel sign (SP-0770-2026), to be installed on an existing freestanding sign, at 8 Loudon Rd in the Gateway Performance (GWP) District. (PL-ADR-2026-0174) (2026-036)

**Attachments:** [2026-036 Record of Recommendation](#)  
[2026-036 Application](#)

- 5E. Wilson & Wilson Architects, and NEOPCO Signs, on behalf of Spring Corner Condominium, and Nonna’s Place, LLC, requests architectural review approvals for a 650-square-foot façade alteration for the construction of a loggia to the front of an existing restaurant along Pleasant Street and for a new 13.5-square-foot externally illuminated building wall sign (SP-0780-2026), which involves removal of the existing freestanding sign and relocating of the top portion for the sign to be mounted on the building, and to relocate the existing protruding blade sign from the building, onto one of the proposed columns 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. (PL-ADR-2026-0173) (2026-033)

**Attachments:** [2026-033 Record of Recommendation \(Building Permit\)](#)  
[2026-033 Application \(Building Permit\)](#)  
[2026-033 Record of Recommendation \(sign\)](#)  
[2026-033 Application \(Signs\)](#)

***\*\*End of Consent Agenda\*\******6. Design Review Applications**

- 6A. Brixmore Properties requests an amendment to previously granted architectural design review and site plan approval for revisions to the building façade and lighting plans for the addition of decorative building lighting at 80 Storrs Street in the Opportunity Corridor Performance (OCP) District. (2024-062) (PL-AMEND-2026-0023) (The applicant has requested to continue to no date certain.)

**7. Site Plan, Subdivision and Conditional Use Permit Applications**

- 7A. Eastern Development, on behalf of Ryan Taber, requests minor subdivision approval for a 2-unit condominium conversion at Tax Map 494 Lot 3, addressed as 3 Palm Street in the Neighborhood Residential (RN) District. (2026-026) (PL-MIS-2026-0049) (Applicant has requested to continue the determination of completeness to the date certain of July 15, 2026)
- 7B. Wilcox & Barton Inc, on behalf of 3JB, LLC, requests major site plan approval, architectural design review approval, and certain waivers from the Site Plan Regulations for the construction of a new 2-story, 3,500-square-foot commercial addition with basement, and the conversion of existing structures into 5 residential units, and certain site improvements at Tax Map 7413Z Lot 9, addressed as 47-49 South State St. As part of the major site plan, the applicant also requests conditional use permit approval pursuant to Section 28-7-11(f) Driveway Separation Alternatives to allow an existing driveway to remain 174-feet from an intersection where 200-feet is required. (2026-040) (PL-SPR-2026-0060) (PL-CUP-2026-0111) (Applicant has requested a continuance to July 15, 2026)
- 7C. Wilcox & Barton Inc, on behalf of Two Wheeler Holdings, LLC, requests major site plan and architectural design review approvals for the conversion of an existing 30,310-square-foot building along with a 2,470-square-foot addition for a car dealership, 70,270-square-feet of additional pavement for driveways, parking, and vehicle storage, and other associated site improvements at Tax Map 782Z Lot 44, addressed as 110 Manchester Street in the Highway Commercial (CH) and Office Park Performance (OFP) Districts. (2026-044) (PL-SPR-2026-0061) (Continued to July 15, 2026 at the request of the applicant)

- 7D. Northpoint Engineering, LLC, on behalf of Granite Municipal Manufacturing & Sales, LLC, requests major site plan and architectural design review approvals for the construction of 3 new 31,200-square-foot gross area, 4-story buildings for mixed flex industrial and self-storage use, a new 2,040-square-foot gross area, 2-story building office and caretaker apartment building, and associated site improvements at Tax Map 40Z Lot 6, addressed as 52 Locke Road in the Industrial (IN) and Open Space Residential (RO) Districts. As part of the major site plan application, the applicant also requests conditional use permit approval pursuant to Section 28-4-3(d) Conditional Use Permits Required for Certain Disturbance of Wetland Buffers to allow for the previous 54,781-square-feet of temporary wetland buffer impact for tree clearing and 2,936-square-feet of permanent wetland buffer impact for grading associated with the proposed stormwater management system. (2026-045) (PL-SPR-2026-0062) (PL-CUP-2026-0114) (Continued to July 15, 2026 at the request of the applicant)
- 7E. JMPNH Properties LLC and WarrenStreet Architects, on behalf of Steven Osborne, requests minor site plan approval for the conversion of an existing duplex use to a 4-unit multifamily at Tax Map 631Z Lot 9, addressed as 5 Ormond Street in the High Density Residential (RH) and General Commercial (CG) Districts. (2026-050) (PL-SPM-2026-0029) (Continued to no date certain, at the request of the applicant)
- 7F. Northpoint Engineering, LLC, on behalf of ZV Investments, LLC, requests minor subdivision approval for a 2-lot subdivision at Tax Map 631Z Lot 19, addressed as 5 Thomas Street in the High Density Residential (RH) District. As part of the subdivision application, the applicant also requests two conditional use permit approvals pursuant to Section 28-7-11(f) Driveway Separation Alternatives, to allow multiple driveways with 166.35-feet of frontage where 250-feet would be required, and Section 28-7-11(g) Driveway Width Reduction, to allow a 22-foot wide, two-way driveway where 24 feet is required. (2026-042) (PL-MIS-2026-0053) (PL-CUP-2026-0112) (PL-CUP-2026-0113) (PL-CUP-2026-0118) (PL-CUP-2026-0119)

**Attachments:**    [2026-042 Staff Report](#)  
                          [2026-042 Subdivision Plan](#)  
                          [2026-042 Supplemental](#)

- 7G. Hoyle Tanner & Associates, Inc, on behalf of 52 Fisherville Road, LLC, requests minor subdivision approval for a 2-lot subdivision, and certain waivers, at Tax Map 303Z Lot 1, addressed as 52 Fisherville Road in the Urban Transitional (UT) District. (2026-052) (PL-MIS-2026-0054)

**Attachments:**    [2026-052 Staff Report](#)  
                          [2026-052 Subdivision Plan](#)  
                          [2026-052 Supplemental](#)

- 7H. Hoyle Tanner & Associats, Inc, Johns Trust, and Alan B Johns Trust, requests minor subdivision approval for a 2-lot subdivision, and certain waivers, at Tax Map 1413P Lot 28, addressed as 23 Coral St in the Urban Commercial (UC) District. (2026-053) (PL-MIS-2026-0055)

**Attachments:**    [2026-03 Staff Report](#)  
                          [2026-053 Subdivision Plan](#)  
                          [2026-053 Supplemental](#)

- 7I. Northpoint Engineering, LLC, and Mark Ciboroski, on behalf of Phenix Livery, LLC, requests conditional use permit approval to allow a driveway to be located about 108-feet from an intersection where normally 200-feet is required, pursuant to Section 28-7-8 of the Zoning Ordinance, and certain waivers from the Site Plan Regulations at Tax Map 6443Z Lot 25, addressed as 117 Storrs St in the Central Business Performance (CBP) District. (2026-054) (PL-CUP-2026-0116)

**Attachments:**    [2026-054 Staff Memo](#)  
                          [2026-054 Driveway Plan](#)  
                          [2026-054 Supplemental](#)

- 7J. Fuss & O'Neill, on behalf of Liberty Woods LLC, requests minor subdivision and conditional use permit approval for a 3-lot subdivision, impacts to wetland buffers pursuant to Section 28-4-3(d) of the Zoning Ordinance, and certain waivers from the Subdivision Regulations at Tax Map 711Z Lot 6, addressed as 48 Currier Road in the Open Space Residential (RO) District. (2026-055) (PL-MIS-2026-0056) (PL-CUP-2026-0117)

**Attachments:**    [2026-055 Staff Report](#)  
                          [2026-055 Subdivision Plans](#)  
                          [2026-055 Supplemental](#)

## **8. Other Business**

8A. Planning Board Review / Feedback - 2050 Master Plan Update

**Attachments:** [Master Plan Report to Planning Board](#)

Any other business which may legally come before the Board.

## 9. **Adjournment**

### **Information**

Architectural Design Review Committee Meeting Minutes - June 2, 2026

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

Report for June 17, 2026 - Minor Revisions to Approved Plans

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

[PL-ADM-2025-0109 - 15 Concord Gardens](#)

[PL-ADM-2026-0139 - 32 Manchester St](#)

[PL-ADM-2026-0142 - 285 Loudon Rd](#)

[PL-ADM-2026-0143 - Langdon Ave](#)

[PL-ADM-2026-0144 - Dunbarton Rd](#)

[PL-ADM-2026-0145 - 32 Manchester St](#)

Next regular monthly meeting is Wednesday, July 15, 2026

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.