



CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

REPORT TO MAYOR AND CITY COUNCIL

From: Timothy J. Thompson, AICP, Assistant Director of Community Development

Date: November 10, 2025

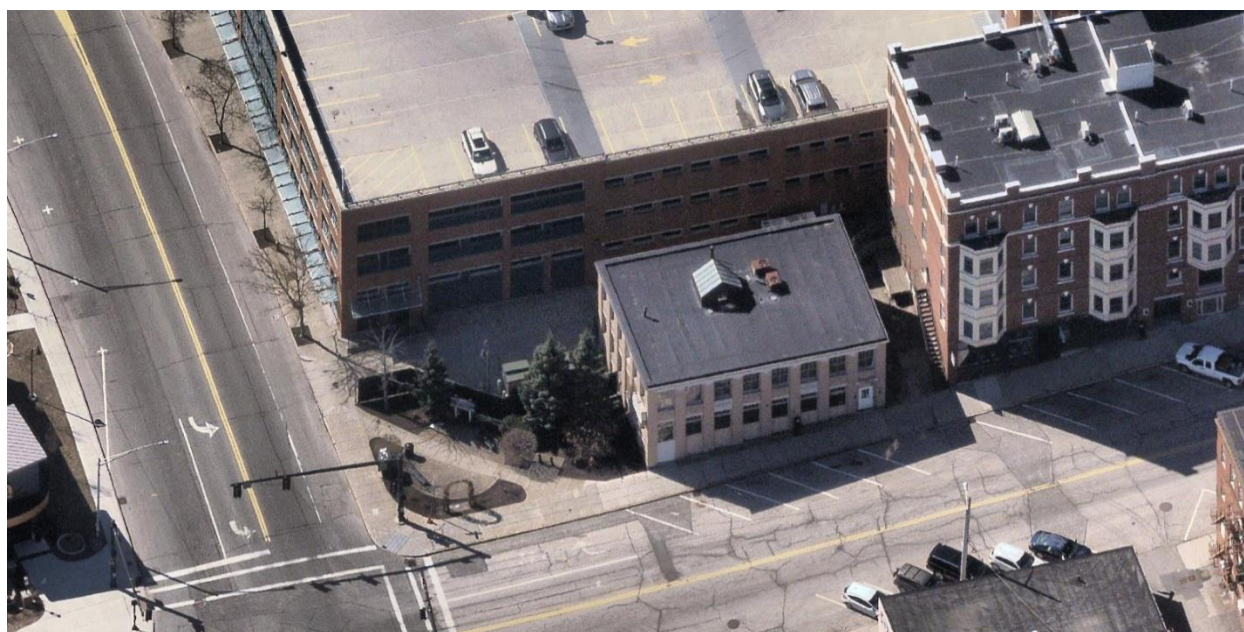
Subject: **Monitor Statesman, LLC – License Agreement for Outdoor Dining at “Pocket Park”
on corner of Storrs Street and Pleasant Street Extension**

Recommendation:

Approve the attached consent resolution authorizing the City Manager to enter into a License Agreement with Monitor Statesman, LLC to allow for the installation and maintenance of an outdoor dining area including patio, pedestrian walkways, outdoor seating and tables, landscaping, lighting, other structures and associated improvements on the City's property located at 75 Storrs Street (the “pocket park” on the Storrs Street Municipal Parking Garage property at the corner of Storrs Street and Pleasant Street Extension).

Background:

As summarized in the attached request, Monitor Statesman LLC seeks permission to use the pocket park located on the corner of Pleasant Street Extension and Storrs Street as a part of their building



renovation of the historic Monitor Statesman building. The updated park will serve as an accessible entrance to the basement as well as patio space and outdoor seating for a restaurant located on the basement floor.

Discussion:

Monitor Statesman, LLC is comprised of the owners of Revelstoke Coffee, and is seeking to renovate the building at 10 Pleasant Street Extension for a restaurant / dining use, bringing activity to a long dormant, well known downtown building that has been underutilized for a number of years.

The City property in question is the “pocket park” located adjacent to the Storrs Street Municipal Parking Garage at the corner of Storrs Street & Pleasant Street Extension (see image previous page). A preliminary application for Architectural Design Review is pending City Council approval of the License Agreement, and determination will be made shortly regarding any other necessary Planning Board review.

Monitor Statesman, LLC will be solely responsible for the costs, design, any additional required permitting, installation, ownership, operation and maintenance of improvements constructed on the City’s property.

If this request is approved by the City Council, the License Agreement shall contain the City’s normal and customary provisions, and shall be acceptable to the City Manager and City Solicitor. Presuming the license is approved and the new use is established, Monitor Statesman will become responsible for property taxes for their use of the City property per RSA 72:23, I(b).

Additionally, the License Agreement will require that the existing Railroad Square historic marker sign (depicted below), which was installed at few years ago as part of a Heritage Commission initiative, be maintained at the property. Specifically, per the proposed License, Monitor Statesman LLC will have the ability to relocate the sign at the property; however, relocation shall be acceptable to the City.



Source: Google Maps