



# City of Concord

## Agenda Planning Board

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Wednesday, October 15, 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**

Planning Board meeting minutes - September 17, 2025

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

4. **Agenda Overview**

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

5. **Design Review Applications by Consent**

- 5A. Advantage Signs, on behalf of Eagle Square Associates, Lee Marden, and Land Vest, requests architectural design review approval to replace an existing building wall sign with a new 26.75-square-foot non-illuminated building wall sign (SP-0638-2025) at 3 Eagle Square in the Central Business Performance (CBP) District. (2025-111/PL-ADR-2025-0127)

**Attachments:** [2025-111 Record of Recommendation](#)  
[2025-111 Application](#)

- 5B. Advantage Signs, on behalf of Ledyard Financial Group Inc, requests architectural design review approval to reface an existing freestanding sign with a new 24.83-square-foot internally illuminated freestanding sign (SP-0639-2025) with added pole covering, and to replace two existing building wall signs with a new 11.5-square-foot non-illuminated building wall sign (SP-0640-2025) and a new 30.33 square-foot externally illuminated building wall sign (SP-0641-2025) at 74 South Main Street in the Urban Commercial (UC) District. (2025-112/PL-ADR-2025-0128)

**Attachments:** [2025-112 Record of Recommendation](#)  
[2025-112 Application](#)

- 5C. Sousa Signs, on behalf of Thomas Cusano and the Stove Barn, requests architectural design review approval to replace two existing building wall signs with a new 50.2-square-foot internally illuminated building wall sign (SP-0646-2025) and a new 24-square-foot internally illuminated building wall sign (SP-0647-2025) at 249 Loudon Road in the Gateway Performance (GWP) District. (2025-113/PL-ADR-2025-0129)

**Attachments:**    [2025-113 Record of Recommendation](#)  
                              [2025-113 Application](#)

- 5D. Ethos Signs Co, on behalf Automotive Supply Assoc Inc, requests architectural design review approval for alterations to a 128-square-foot non-illuminated freestanding sign (SP-0401-2024) such that the alterations render the sign as different from the architectural design review approval granted on December 18, 2024, by the Planning Board, at 263 South Main Street in the Urban Transitional (UT) and Opportunity Corridor Performance (OCP) Districts. (2024-076/PL-ADR-2024-0048)

**Attachments:**    [2024-076 Record of Recommendation](#)  
                              [2024-076 Proposed Revision](#)  
                              [2024-076 Supplemental](#)  
                              [2024-076 Original Approval](#)

- 5E. Heather Dudko, sign permit consultant, and American Sign Inc, on behalf of Interchange Development, LLC, and Marshalls, request architectural design review approval for two new internally illuminated building wall signs of 186.5-square-feet (SP-0642-2025) and 129.6-square-feet (SP-0643-2025), a new 2.5-square-foot internally illuminated hanging projecting sign (SP-0644-2025), and a new 5.12-square-foot internally illuminated tenant panel sign (SP-0645-2025) to be placed in an existing freestanding sign at 14 Merchants Way in the Gateway Performance (GWP) District. (2025-110/PL-ADR-2025-0126)

**Attachments:**    [2025-110 Record of Recommendation](#)  
                              [2025-110 Application](#)

## **6. Determination of Completeness Items by Consent**

- 6A. TFMoran and Unitil 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). Continued to November 19, 2025 by applicant.

- 6B. Nobis Group, on behalf of St. Paul's School, requests approval for a major site plan application, architectural design review, and conditional use permit for disturbance to wetland buffers, and certain waivers from the Site Plan Regulations for the construction of a 17,600-square-foot building addition, relocated squash courts, and other site improvements, at Tax Map 724Z Lot 1/10/A, addressed as 80 Dunbarton Road and Tax Map 811Z Lot 1/A, addressed as 117 Dunbarton Road, in the Institutional (IS) and Open Space Residential (RO) District. (2025-114) (PL-SPM-2025-0026) (PL-CUP-2025-0099)

**Attachments:**    [2025-114 Staff Report](#)  
                          [2025-114 Civil Plans](#)  
                          [2025-114 Architectural Plans](#)  
                          [2025-114 Supplemental - Major Site Plan](#)  
                          [2025-114 Supplemental - Conditional Use](#)

7.     **Extensions by Consent**

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

**Public Hearings**

8.     **Design Review Applications**

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

- 9A. Smarmolemi Earth LLC requests approval for a minor subdivision application and certain waivers from the Subdivision Regulations for a three-lot subdivision, at Tax Map 11Z Lot 52, addressed as 138 Snow Pond Road, in the Open Space Residential (RO) District. (2025-092) (PL-MIS-2025-0043) The application was continued from August 20, 2025, to October 15, 2025, at the request of the applicant. The application was again continued from October 15, 2025, to November 19, 2025, at the request of the applicant.

- 9B. Brady Sullivan Properties, Stickney Avenue LLC, and First Sign & Corporate Image request approval for architectural design review and a conditional use permit, pursuant to Section 28-6-7(i), for a 72.93-square-foot internally illuminated building wall sign (SP-0634-2025) to be placed above the sills of the first level of windows above the first story on the same wall, or placed more than 25 feet above grade, on the building addressed as 11 Stickney Avenue, in the Opportunity Corridor Performance (OCP) District. (2025-108 / 2025-109) (PL-CUP-2025-109) (PL-ADR-2025-0125)

**Attachments:**    [2025-109 Staff Report](#)  
                          [2025-109 Application](#)  
                          [2025-109 Supplemental](#)

- 9C. Gallagher, Callahan & Gartrell, PC and Cafua Realty Trust CXXXIX LLC request approval for a major site plan application, architectural design review, and certain waivers from the Site Plan Regulations, for construction of a new 11,150-square-foot urgent care clinic, at Tax Map 583Z Lot 30, addressed as 161 North State Street., in the Urban Commercial (CU) District. (2025-095) (PL-SPR-2025-0046)

**Attachments:**    [2025-095 Staff Report](#)  
                          [2025-095 Civil Plans](#)  
                          [2025-095 Landscaping Plans](#)  
                          [2025-095 Architectural Plans](#)  
                          [2025-095 Application Materials](#)  
                          [2025-095 Variance Approval](#)

- 9D. Northpoint Engineering, LLC, Skuffy's LLC, and Enterprise Mobility request approval for a minor site plan application and certain waivers from the Site Plan Regulations for the addition of a 760-square-foot two-bay garage and associated paving, at Tax Map 781Z Lot 31, addressed as 28 Manchester Street, in the Gateway Performance (GWP) District. (2025-104) (PL-SPM-2025-0026) (continued from September 17, 2025, at the request of applicant)

**Attachments:**    [2025-104 Staff Report](#)  
                          [2025-104 Civil Plans](#)  
                          [2025-104 Supplemental](#)

- 9E. Ryan Taber and Eastern Development request approval for an amendment to a major subdivision application and recorded subdivision plat to grant certain waivers from the Subdivision Regulations to allow bituminous cape cod berm in place of vertical granite curbing throughout the common private drive; to not require street trees along the full length of the common private drive and instead limit new plantings to the cul-de-sac area and allow existing trees along the approach to credit toward compliance; to allow a common private drive length of over 1,000 feet; and, to allow a common private drive with 3 inches of hot bituminous pavement instead of the required 4 inches, at Tax Map 11Z Lot 25/1, addressed as 15 Hot Hole Pond Road in the Open Space Residential (RO) District. (2023-140) (PL-AMEND-2025-0020)

**Attachments:**    [2023-140 Staff Report](#)  
                              [2023-140 Supplemental](#)

Amendments

Other Items

**10.    Other Business**

Any other business which may legally come before the Board.

**Adjournment**

**Information**

- i.        Architectural Design Review Committee meeting minutes - September 30, 2025

**Attachments:**    [Minutes](#)

- ii.       Report for October 15, 2025 - Minor Revisions to Approved Site Plans

**Attachments:**    [20251015 Report](#)

Next regular monthly meeting is Wednesday, November 19, 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.

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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.