



City of Concord

Agenda

Planning Board

Wednesday, January 21, 2026

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

The Board will hold a Non-meeting with legal counsel in accordance with RSA 91-A:2, I (b) at 6 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Meeting Minutes**

Planning Board meeting minutes - December 17, 2025

Attachments: [Minutes - Regular Meeting](#)
[Minutes - Master Plan RFP Workshop Session](#)

4. **Agenda Overview**

Consent Agenda

5. **Design Review Applications by Consent**

5A. Alex Stoyle, 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 Application](#)
[2025-121 Record of Recommendation](#)

5B. The John Flatley Company, on behalf of Capital City Pickleballers, Chrome, and Flatley Concord Center, LLC, requests architectural design review recommendations for a new 36-square-foot externally illuminated building wall sign (SP-0674-2025) and to permit an existing 21-square-foot non-illuminated building wall sign (SP-0680-2025) which was previously unpermitted at 10 Ferry St in the Opportunity Corridor Performance (OCP) District. (PL-ADR-2025-0144) (2025-144)

Attachments: [2025-144 Application](#)
[2025-144 Record of Recommendation](#)

5C. Sebago Signworks, on behalf of Consolidated Communications of Northern New England CO, LLC, requests an architectural design review recommendation for a new 33.75-square-foot non-illuminated building wall sign (SP-0671-2025) to replace an existing building wall sign at 12 South Street in the Civic Performance (CVP) District. (PL-ADR-2025-0141) (2025-139)

Attachments: [2025-139 Application](#)
[2025-139 Record of Recommendation](#)

5D. Signarama of Concord, on behalf of Mawa Ivoiro and TDL Investments, LLC, requests architectural design review recommendations for a new 25.87-square-foot internally illuminated building wall sign (SP-0675-2025) to replace an existing building wall sign and a new 21.67-square foot internally illuminated freestanding sign tenant panel sign (SP-0676-2025) to replace an existing tenant panel at 374 Loudon Rd in the Gateway Performance (GWP) District. (PL-ADR-2025-0148) (2025-149)

Attachments: [2025-149 Application](#)
[2025-149 Record of Recommendation](#)

5E. Advantage Signs, on behalf of NH Climbing and Fitness, and Evolution Realty LLC, requests an architectural design review recommendation for a new 11.98-square-foot non-illuminated freestanding sign (SP-0678-2025) to replace an existing free-standing sign at 10 Langdon Ave in the Urban Transitional (UT) District. (PL-ADR-2025-0142) (2025-140)

Attachments: [2025-140 Application](#)
[2025-140 Record of Recommendation](#)

5F. Advantage Signs, on behalf of Riverbend Community Mental Health Inc, requests architectural design review recommendations for a new 2.77-square-foot non-illuminated freestanding sign panel (SP-0677-2025), an existing non-permitted 14-square-foot non illuminated freestanding sign panel (SP-0688-2025), and an existing non-permitted 2.5-square-foot non-illuminated free-standing sign panel (SP-0694-2025) at 42 Pleasant St in the Civic Performance (CVP) District. (PL-ADR-2025-0147) (2025-148)

Attachments: [2025-148 Application](#)
[2025-148 Record of Recommendation](#)

5G. Advantage Signs, on behalf of Granite Edvance Corporation, requests architectural design review recommendations for 4 new 1.28-square-foot externally illuminated freestanding sign panels (SP-0681-2025, SP-0682-2025, SP-0683-2025, and SP-0684-2025) to replace existing panels, 4 new 3.8-square-foot externally illuminated freestanding sign panels (SP-0685-2025, SP-0686-2025, SP-0687-2025, and SP-0689-2025) to replace existing panels, and 1 existing unpermitted 6.16-square-foot externally illuminated free standing sign panel (SP-0290-2025) at 4 Barrel Court in the Office Park Performance (OFP) District. (PL-ADR-2025-0143) (2025-141)

Attachments: [2025-141 Application](#)
[2025-141 Record of Recommendation](#)

5H. AGI, on behalf of Books A Million and Fort Eddy LLC's in names of Arsenal, Watertown, Torrington, Thomas, TLRT, Endicott, and EH, requests architectural design review recommendations to reface 2 existing, non-permitted internally illuminated building wall signs of 107.34-square-feet (SP-0695-2025) and 69-square-feet (SP-0696-2025) at 76 Fort Eddy Rd in the Gateway Performance (GWP) District. (PL-ADR-2025-0145) (2025-145)

Attachments: [2025-145 Application](#)
[2025-145 Record of Recommendation](#)

5I. Avenues Recovery Extended Care LLC, on behalf of Chenell Realty LLC, requests an architectural design review recommendation to permit an existing, previously non-permitted 17.29-square-foot non-illuminated monument sign (SP-0698-2025) at 2 Chenell Dr in the Office Park Performance (OFP) District. (PL-ADR-2025-0149) (2025-150)

Attachments: [2025-150 Application](#)
[2025-150 Record of Recommendation](#)

5J. Massa Multimedia Architecture, on behalf of Walmart Real Estate Business Trust, requests an architectural design review recommendation for the construction of additional canopy covering and other site improvements at 344 Loudon Rd in the Gateway Performance (GWP) District. (PL-ADR-2025-0146) (2025-146)

Attachments: [2025-146 Application](#)
[2025-146 Record of Recommendation](#)

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)

Attachments: [2025-134 Staff Report](#)
[2025-134 Civil Plans](#)
[2025-134 Supplemental](#)
[2025-134 Conditional Use Permit Narrative](#)
[2025-134 Stormwater Management Package](#)

End of Consent Agenda

7. Amendments

7A. Eastern Development requests 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](#)

8. Public Hearings

8A. Nobis Group, on behalf of the Concord School District, requests a public hearing in accordance with RSA 674:54 for the construction of a new 205,562-square-foot middle school, and associated site improvements at Tax Map 7914Z Lot 98-1, addressed as 144 South Street in the Single Family Residential (RS) District. (2025-152) (PL-SPR-2025- 0056)

Attachments: [2025-152 Staff Report](#)

[2025-152 Full Plan Set Part 1](#)

[2025-152 Full Plan Set Part 2](#)

[2025-152 Full Plan Set Part 3](#)

[2025-152 Supplemental](#)

9. Site Plan, Subdivision and Conditional Use Permit Applications

9A. Richard D. Bartlett & Associates, LLC, on behalf of Patricia R. and Douglas W. Hicks, requests approval for a minor subdivision application and certain waivers from the Subdivision Regulations for a two-lot subdivision at Tax Map 28Z Lot 34, addressed as 131 Shaker Road, in the Open Space Residential (RO) District. (2025-120) (PL-MIS-2025-0045)

Attachments: [2025-120 Staff Report](#)

[2025-120 Subdivision Plan](#)

[2025-120 Supplemental](#)

9B. Richard D. Bartlett & Associates, on behalf of 87 South Main Street, LLC, request an amendment to a minor subdivision application and recorded condominium subdivision to revise the limited common area assignments of the recorded condominium plan and documents at Tax Map 7413Z Lot 38, addressed as 85-87 South Main Street in the Urban Commercial (UC) District. (2024-067) (PL-AMEND-2025-0021)

Attachments: [2024-067 Staff Report](#)

[2024-067 Plans](#)

[2024-067 Supplemental](#)

9C. Woodard & Curran, on behalf of Radius Recycling, Inc, and Prolerized New England Co, LLC, requests approval for a minor 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. (2025-151) (PL-SPM-2025-0027)

Attachments: [2025-151 Staff Report](#)
[2025-151 Site Plan](#)
[2025-151 Supplemental](#)

10. Design Review Applications

11. Other Items

12. Other Business

Any other business which may legally come before the Board.

13. Adjournment

14. Information

Architectural Design Review Committee meeting minutes - January 6, 2026

Attachments: [Minutes](#)

Report for January 21, 2026 - Minor Revisions to Approved Plans

Attachments: [Report](#)

Next regular monthly meeting is Wednesday, February 18, 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.