



City of Concord

Agenda Planning Board

Wednesday, September 17, 2025

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. **Call to Order**

2. **Roll Call**

3. **Approval of Meeting Minutes**

Planning Board meeting minutes - August 20, 2025

Attachments: [Minutes](#)

4. **Agenda Overview**

*****Consent Agenda*****

5. **Design Review Applications by Consent**

- 5A. Dagle Electrical Construction Corp, Claire Wilkens, and Michael Cronin, on behalf of 7-7.5 Depot St LLC and James on Depot LLC, request architectural design review approval for an exterior building renovation, at 5 Depot Street, located in the Central Business Performance (CBP) District. (PL-ADR-2025-0116) (2025-097)

Attachments: [2025-097 Application](#)
[2025-097 Record of Recommendation](#)

- 5B. ReVision Energy, on behalf of BCM Properties LLC, requests architectural design review approval for installation of solar roof panels, at 3 Maple Street, located in the Civic Performance (CVP) District. (2025-100) (PL-ADR-2025-0118)

Attachments: [2025-100 Application](#)
[2025-100 Record of Recommendation](#)

- 5C. Advantage Signs, on behalf of Associated Enterprises Inc and Social Club Creamery, requests architectural design review approval for a new 11-square-foot non-illuminated vinyl window sign (SP-0617-2025) and an existing non-permitted 8-square-foot non-illuminated building wall sign (SP-0619-2025) at 138 North Main Street in the Central Business Performance (CBP) District. (2025-102) (PL-ADR-2025-0121)

Attachments: [2025-102 Application](#)
 [2025-102 Record of Recommendation](#)

- 5D. Turn One Signs Graphics, on behalf of Brixmore Capitol SC LLC and Burlington, requests architectural design review approval for a 230-square-foot internally illuminated building wall sign (SP-0626-2025) to replace an existing building wall sign, a new 47-square-foot non-illuminated building wall sign (SP-0627-2025), a 60-square-foot internally illuminated building wall sign (SP-0628-2025) to replace an existing building wall sign, and a 33-square-foot internally illuminated building wall sign (SP-0629-2025) to replace an existing building wall sign, at 80 Storrs Street in the Opportunity Corridor Performance (OCP) District.

Attachments: [Application](#)
 [Record of Recommendation](#)

- 5E. New England Life Care, on behalf of TDL Investments LLC, requests architectural design review approval for a new 14.3-square-foot internally illuminated wall sign (SP-0630-2025) and a 21.25-square-foot replacement internally illuminated panel (SP-0631-2025) in an existing freestanding sign at 374 Loudon Road in the Gateway Performance (GWP) District. (2025-098) (PL-ADR-2025-0117)

Attachments: [2025-098 Revised Application with Recommendations](#)
 [2025-098 Original Application](#)
 [2025-098 Record of Recommendation](#)

- 5F. Jigme Ghising, Remi's Block LLC, and New Everest Momo & Curry, request architectural design review approval for a new 3.2-square foot non-illuminated projecting sign (SP-0632-2025) at 156 North Main Street in the Central Business Performance (CBP) District. (2025-101) (PL-ADR-2025-0120)

Attachments: [2025-101 Application](#)
 [2025-101 Record of Recommendation](#)

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, and certain waivers from the Site Plan Regulations 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 October 15, 2025, by applicant

7. **Extensions by Consent**

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

Public Hearings

8. **Design Review Applications**

- 8A. City of Concord requests architectural design review feedback in accordance with RSA 674:54 for a 206-square-foot internally illuminated freestanding sign at 19 Loudon Road in the Institutional (IS) District.

Attachments: [Application](#)
 [ADRC Comments](#)

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

- 9A. 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, including a waiver to allow the determination of completeness and public hearing in the same meeting, 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](#)

- 9B. Kasada LLC, NES Group, Service Credit Union, and Bohler Engineering MA, LLC, request approval for a minor site plan application, architectural design review, and certain waivers from the Site Plan Regulations for construction of a new 2,466-square-foot credit union, at Tax Map 611Z Lot 38, addressed as 285 Loudon Road, in the Gateway Performance (GWP) District. (2025-099) (PL-SPM-2025-0025, PL-ADR-2025-0119)

Attachments: [2025-099 Staff Report](#)
 [2025-099 Civil Plans](#)
 [2025-099 Architectural Plans](#)
 [2025-099 Waiver Requests](#)
 [2025-099 Supplemental](#)

- 9C. Scott Alley and Fieldstone Land Consultants, PLLC request approval for an amendment to a recorded subdivision plat to allow an individual driveway at 119 Sewalls Falls Road, rather than a shared driveway with 117 Sewalls Falls Road, and a waiver from Section 19.05(11) of the Subdivision Regulations for 119 Sewalls Falls Road, located in the Single-Family Residential (RS) District. (2024-022) (PL-AMEND-2025-0018)

Attachments: [2024-022 Amendment Staff Report](#)
 [2024-022 Amendment Application Materials](#)

- 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)

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

- 9E. TFMoran and ROI Irrevocable Trust request approval for an amendment to a major site plan to increase the square footage of the gas station from 5,775 to 6,873 square feet, increase the carwash from 2,730 to 3,409 square feet, and delay the construction of the convenience store's drive-through window to a future date, at Tax Map 781Z Lot 29, addressed as 30 and 32 Manchester Street, in the Gateway Performance (GWP) District. (2024-024) (PL-AMEND-2025-0019)

Attachments: [2024-024 Amendment Civil Plans](#)
 [2024-024 Amendment Supplemental](#)
 [20250917 Amendment report 2024-024](#)

10. Other Business

- 10A. Provide a recommendation to City Council for an ordinance amending the Code of Ordinances, Title IV, Zoning Codes; Chapter 28, Zoning Ordinance, Glossary, to align with Senate Bill 283 (2025) by amending the definition of floor area ratio.

Attachments: [Report to Planning Board](#)
 [Ordinance](#)
 [SB283](#)

- 10B. Recommendation to City Council for the ordinance amending the Code of Ordinances, Title IV, Zoning Code; Chapter 28, Zoning Ordinance, by amending Article 28-2, Zoning Districts and Allowable Uses, Section 28-2-4(k), Table of Accessory Uses; Article 28-5, Supplemental Standards, Section 28-5-9 Child Day Care Facilities; and the Glossary.

Attachments: [Report](#)
 [Ordinance](#)
 [RSA 672 1 and 674 16](#)

Any other business which may legally come before the Board.

Adjournment**Information**

- i. Architectural Design Review Committee meeting minutes - September 2, 2025

Attachments: [Minutes](#)

- ii. Report for September 17, 2025 - Minor Revisions to Approved Site Plans

Attachments: [Report](#)

Next regular monthly meeting is Wednesday, October 15, 2025

Note: To review meeting agendas please visit the City's Website, 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.