



City of Concord

Agenda Planning Board

Wednesday, July 15, 2026

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
June 17, 2026 Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

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

5. Design Review Applications by Consent

- 5A. Spirit Halloween on behalf of Albertsons and Fort Eddy LLC's, requests an architectural design review approval for a new 75-square-foot non-illuminated building wall sign (SP-0782-2026) at 24 Fort Eddy Rd in the Gateway Performance (GWP) District. (PL-ADR-2026-0184) (2026-056)

Attachments: [2026-056 Record of Recommendation](#)
[2026-056 Application](#)

- 5B. Who Doesn't Want That, on behalf of 31 South Main Acquisition, LLC, requests an architectural design review approval for a new 6.25-square-foot externally illuminated hanging sign at 31A South Main Street in the Central Business Performance (CBP) District. (SP-0788-2026) (PL-ADR-2026-0185) (2026-057)

Attachments: [2026-057 Record of Recommendation](#)
[2026-057 Application](#)

- 5C. Classic Signs Inc, on behalf of The Granite Group and Capitol Supply Associates, requests architectural design review approvals for two new non-illuminated building wall signs of 86.38-square-foot (SP-0786-2026) and 70-square-foot (SP-0791-2026) at 6 Storrs Street in the Opportunity Corridor Performance (OCP) District. (PL-ADR-2026-0187) (2026-058)

Attachments: [2026-058 Record of Recommendation](#)
 [2026-058 Application](#)

- 5D. Magpie, on behalf of Harold and Judith Ekstrom, requests an architectural design review approval for an existing 4-square-foot non-illuminated projecting sign (SP-0790-2026) that was previously non-permitted at 15 Green St in the Civic Performance (CVP) District. (PL-ADR-2026-0189) (2026-060)

Attachments: [2026-060 Record of Recommendation](#)
 [2026-060 Application](#)

6. Determination of Completeness Items by Consent

- 6A. Nobis Group, on behalf of The Stabile Group, Bow Mills United Methodist Church, Inc, and D. McLeod Inc, requests approval for a major subdivision application for a new 24-lot subdivision of an existing 10.7-acre parcel known as Tax Map 8814Z Lot 4, including the construction of an approximately 900-foot municipal roadway, proposed as a continuation of Mooreland Avenue, which will connect to an approximately 800-foot municipal extension of Heather Lane, and associated municipal and non-municipal infrastructure. The project also includes a lot line adjustment with the abutting property known as Tax Map 8814Z Lot 3, addressed as 271 South Street, in the Single Family Residential (RS) District. (2026-059) (PL-MAS-2026-0013)

Attachments: [2026-059 Staff Report](#)
 [2026-059 Subdivision Plans](#)
 [2026-059 Landscape Plans](#)
 [2026-059 Supplemental](#)

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

7. Conditional Use Permit Applications

- 7A. RL Bellia Properties, LLC and Cronin, Bisson & Zalinsky P.C.3, on behalf of the City of Concord, request approval for a conditional use permit application in accordance with Section 28-5-48 (a) to allow for ground floor residential at Tax Map 1412P Lot 62, addressed as 3 Merrimack Street (Penacook) in the Central Business Performance (CBP) District. (2026-068) (PL-CUP-2026-0121)

Attachments: [2026-068 Staff Report](#)
 [2026-068 Supplemental](#)

- 7B. Christopher and Sandara LeGrand, requests approval for a conditional use permit application in accordance with Section 28-4-3(d) of the Zoning Ordinance for impacts to the 50-foot wetland buffer for the construction of a residential storage shed at Tax Map 18Z Lot 12, addressed as 294 Elm St in the Open Space Residential (RO) District.-(2026-065) (PL-CUP-2026-0120)

Attachments: [2026-065 Staff Report](#)
 [2026-065 Site Plan](#)
 [2026-065 Supplemental](#)

8. **Comprehensive Development Plan Applications**

- 8A. Gallagher, Callahan, & Gartrell, PC, Jones and Beach Engineering, Inc, and Onyx Partners, Ltd, on behalf of Onyx SteepleGate Concord, LLC, Onyx Regal Concord, LLC, and Onyx TD Concord, LLC, requests comprehensive development plan approval for the consolidation of condominium and resubdivision into separate lots and ownership, and a proposed mixed-use redevelopment to include certain on and offsite improvements, a fueling station, and approximately 600 residential unit apartments, approximately 329,200-square-feet of commercial/retail, and approximately 5,040 square-feet of restaurant use at Tax Maps: 611Z Lot 40 addressed as 270 Loudon Rd; 611Z Lot 39 addressed as 282 Loudon Rd; 61Z Lot 9 addressed as 277 Sheep Davis Rd 270; and, 611Z Lot 41 addressed as 260 Loudon Road, all within the Gateway Performance (GWP) District. (2026-041) (PL-CDP-2026-0002)

Attachments: [2026-041 Staff Report](#)
 [2026-041 Civil Plans](#)
 [2026-041 Architectural Elevations](#)
 [2026-041 Conceptual Renderings and Site Plan](#)
 [2026-041 Supplemental](#)
 [2026-041 Traffic Impact Study](#)
 [2026-041 Traffic Impact Study Appendix Volume I](#)
 [2026-041 Traffic Impact Study Appendix Volume II](#)
 [2026-041 Traffic Impact Study Appendix Volume III](#)
 [2026-041 Traffic Impact Study Appendix Volume IV](#)
 [2026-041 Traffic Impact Study Appendix Volume V](#)

9. **Design Review Applications**

- 9A. Gallagher, Callahan, & Gartrell, PC, Jones and Beach Engineering, Inc, and Onyx Partners, Ltd, on behalf of Onyx SteepleGate Concord, LLC, Onyx Regal Concord, LLC, and Onyx TD Concord, LLC, requests non-binding Design Review consultation as part of a development review application for the consolidation of condominium and resubdivision into separate lots and ownership, and a proposed mixed-use redevelopment consisting of multi-family apartment dwellings, retail, and restaurant uses, at Tax Maps: 611Z Lot 40 addressed as 270 Loudon Rd; 611Z Lot 39 addressed as 282 Loudon Rd; 61Z Lot 9 addressed as 277 Sheep Davis Rd 270; and, 611Z Lot 41 addressed as 260 Loudon Road, all within the Gateway Performance (GWP) District. (2026-069) (PL-PDR-2026-0002)

Attachments: [2026-069 Staff Report](#)
 [2026-069 Design Review Civil Set](#)
 [2026-069 Supplemental](#)

10. Site Plan and Subdivision Applications

- 10A. 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) (Continued to August 19, 2026, at the request of the applicant)
- 10B. TFMoran Inc, on behalf of 94 Manchester St, LLC, requests approval for a major site plan application for a new 4-story, 14,768-square-foot footprint building and other site improvements at Tax Map 781Z Lots 12, 12-1, 12-2 and 12-3, addressed as 94-98 Manchester Street in the Highway Commercial (HC) and Office Park Performance (OCP) Districts. (2026-005) (PL-SPR-2026-0057) (This application has been continued to the date certain of August 19, 2026, at the request of the applicant)
- 10C. 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) (Applicant has requested to continue to the date certain of August 19, 2026)

- 10D. 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) (The applicant has requested to withdraw this application)
- 10E. Stonefield Engineering and Design, on behalf of Associated Enterprises Inc, request major site plan, architectural design review approval, and certain waivers from the Site Plan Regulations for the conversion of an existing 15,341-square-foot office building into 21 residential dwelling units and associated site improvements at Tax Map 6414Z Lot 1, addressed as 103 North State Street in the Civic Performance (CVP) District. As part of the major site plan, the applicant also requests conditional use permit approvals. One, pursuant to Section 28-4-5(e)(1) of the Zoning Ordinance, to not require a non-residential use for a lot greater than 20,000-square-feet that is located within a performance district. The second, pursuant to Section 28-7-8(c)(2) of the Zoning Ordinance, to allow for an existing driveway on an arterial road with less than 200-feet of separation from adjacent drives, be expanded to 24-feet in width, to accommodate 2-way traffic. (2026-028) (PL-SPR-2026-0059) (PL-CUP-2026-0108) (PL-CUP-2026-0115)

Attachments: [2026-028 Staff Report](#)
 [2026-028 Civil Plans](#)
 [2026-028 Architectural Plans](#)
 [2026-028 Truck Turning Plan](#)
 [2026-028 Supplemental](#)

- 10F. 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)

Attachments: [2026-040 Staff Report](#)
 [2026-040 Site Plan](#)
 [2026-040 Supplemental](#)
 [2026-040 Architectural Plans](#)

- 10G. Colliers Engineering & Design, on behalf of Wal-Mart Real Estate Business Trust and Walmart Inc, requests approval for a minor site plan application for a 6,310-square-foot addition to the south side of the existing building and other site improvements at Tax Map 46Z Lot 56, addressed as 344 Loudon Road in the Gateway Performance (GWP) District. (2026-063) (PL-SPM-2026-0030)

Attachments: [2026-063 Staff Report](#)
 [2026-063 Civil Plans](#)
 [2026-063 Supplemental](#)

- 10H. Nobis Group, on behalf of CATCH Neighborhood Housing, request approval for a major site plan application for the construction of a new 3-story, 35,886-square-foot multifamily development to accommodate 34-units and associated site improvements at Tax Map 303Z Lot 68, addressed as 43 Fisherville Road in the General Commercial (CG) District. (2026-066) PL-SPR-2026-0064)

Attachments: [2026-066 Staff Report](#)
 [2026-066 Civil Plans](#)
 [2026-066 Architectural Plans](#)
 [2026-066 Supplemental](#)

- 10I. Nobis Group, on behalf of Dartmouth Hitchcock Clinic, requests approval for a major site plan application for a 40,050 SF addition to the existing Dartmouth Hitchcock Medical Center including expanding the parking lot and upgrades to utilities and drainage infrastructure, and other certain site improvements at Tax Map 734Z Lot 22, addressed as 251 Pleasant Street in the Institutional (IS) District. (2026-071)
PL-SPR-2026-0065

Attachments: [2026-071 Staff Report](#)
 [2026-071 Civil Plans](#)
 [2026-071 Architectural Plans](#)
 [2026-071 Supplemental](#)

Other Items

Other Business

Any other business which may legally come before the Board.

Adjournment

Information

Architectural Design Review Committee Meeting Minutes - June 30, 2026

Attachments: [Minutes](#)

Report for July 15, 2026 - Minor Revisions to Approved Plans

Attachments: [Report](#)

Next regular monthly meeting is Wednesday, August 19, 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.