



City of Concord

Agenda Planning Board

Wednesday, April 15, 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 6:30 p.m.

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

March 18, 2026 Planning Board Minutes

Attachments: [Minutes](#)

4. **Agenda Overview**

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

5. **Design Review Applications by Consent**
 - 5A. Poyant Signs, Inc, on behalf of Interchange Development, LLC, and Evviva Trattoria, requests architectural design review approvals for two new 53.77-square-foot internally illuminated building wall signs (SP-0705-2026 and SP-0724-2026)), a new 10.93-square-foot internally illuminated tenant sign panel (SP-0707-2026) to be installed within an existing freestanding sign at 16 Merchants Way in the Gateway Performance (GWP) District. (PL-ADR-2026-0167) (2026-022)
Attachments: [2026-022 Record of Recommendation](#)
[2026-022 Application](#)

- 5B. Flynn Group Applebees, on behalf of MH Concord, LLC and Applebee's, requests architectural design review approvals for thirteen existing, non-permitted 24-square-foot externally illuminated awning signs (SP-0709-2026) (SP-0710-2026) (SP-0711-2026) (SP-0712-2026) (SP-0713-2026) (SP-0714-2026) (SP-0715-2026) (SP-0716-2026) (SP-0717-2026) (SP-0718-2026) (SP-0719-2026) (SP-0720-2026) (SP-0721-2026) at 260 Loudon Road in the Gateway Performance (GWP) District. (PL-ADR-2026-0157) (2026-009)

Attachments: [2026-009 Record of Recommendation](#)
[2026-009 Application](#)

- 5C. Sousa Signs, LLC, on behalf of Colliers International, Planet Fitness RealCo LLC, and NH Doughnut, requests architectural design review approvals for a new 16.2-square-foot internally illuminated building wall sign (SP-0727-2026) to replace an existing internally illuminated building wall sign and for a new 8.7-square-foot non-illuminated tenant panel (SP-0728-2026) to be installed on an existing illuminated freestanding sign at 89 Fort Eddy Road in the Gateway Performance (GWP) District. (PL-ADR-2026-0162) (2026-014)

Attachments: [2026-014 Record of Recommendation](#)
[2026-014 Application](#)

- 5D. NEOPCO Signs, on behalf of IJMW, LLC and Coldwell Banker, requests architectural design review approvals for a new 12.75-square-foot non-illuminated building wall sign (SP-0729-2026) to replace an existing building wall sign, and a new 8.5-square-foot non-illuminated tenant panel sign (SP-0730-2026) to replace a sign panel on an existing freestanding sign at 30 South Main Street in the Central Business Performance (CBP) District. (PL-ADR-2026-0163) (2026-017)

Attachments: [2026-017 Record of Recommendation](#)
[SP_30 S Main St \(Coldwell Banker\)](#)

- 5E. Signarama of Concord, on behalf of Bayberry Commons and Soul Serenity Massage requests an architectural design review approval for a new 1.68-square-foot externally illuminated tenant panel sign (SP-0731-2026) to replace a tenant panel on an existing freestanding sign at 261 Sheep Davis Road (Unit E-2) in the Gateway Performance (GWP) District. (PL-ADR-2026-0169) (2026-024)

Attachments: [2026-024 Record of Recommendation](#)
[2026-024 Application](#)

- 5F. Signarama of Concord, on behalf of Metalmax LLC requests architectural design review approvals for a new 6-square-foot non-illuminated building wall sign (SP-0732-2026) and a non-permitted 60-square-foot non-illuminated building wall sign (SP-0733-2026) at 28 Locke Road in the Industrial (IN) District. (PL-ADR-2026-0164) (2026-019)

Attachments: [2026-019 Record of Recommendation](#)
 [2026-019 Application](#)
 [2026-019 Revised Elevation](#)

- 5G. Boston Sign Company, Inc, on behalf of Winlex LLC and Anna’s Taqueria, requests architectural design review approvals for two new 62.5-square-foot internally illuminated building wall signs (SP-0735-2026 and SP-0736-2026) to replace existing building wall signs and a new 64.7 internally illuminated tenant panel (SP-0737-2026) to replace an existing tenant panel in an existing freestanding sign at 10 Fort Eddy Road in the Gateway Performance (GWP) District. (PL-ADR-2026-0166) (2026-021)

Attachments: [2026-021 Record of Recommendation](#)
 [2026-010 Application](#)

- 5H. Sousa Signs, on behalf of Brixmore Capital SC LLC and Boot Barn, requests architectural design review approvals for a new 125.3-square-foot internally illuminated building wall sign (SP-0742-2026) and a new 48.8-square-foot internally illuminated building wall sign (SP-0743-2026) at 80 Storrs Street in the Opportunity Corridor Performance (OCP) District. (PL-ADR-2026-0168) (2026-023)

Attachments: [2026-023 Record of Recommendation](#)
 [2026-023 Application](#)

6. Extension Requests by Consent

- 6A. Northpoint Engineering, LLC, on behalf of Manchester Street Concord Auto, LLC, and Manchester Street Concord Auto TIC, LLC, requests a one-year extension to meet the precedent conditions of approval for the major site plan application for the expansion of the automobile inventory display area, conditionally approved by the Planning Board on April 16, 2025, located at Tax Map 783Z Lot 16, addressed as 150 Manchester Street in the Highway Commercial (CH) and Industrial (IN) Districts. (2025-006) (PL-EXT-2026-0026)

Attachments: [2025-006 Staff Report](#)

- 6B. Richard D. Bartlett Associates, LLC, a division of Nobis Group, on behalf of Elizabeth E. Terrell, requests a one-year extension to meet the precedent conditions of approval for the three-lot minor subdivision application conditionally approved by the Planning Board on May 21, 2025, located at Tax Map 28Z Lot 25, an unaddressed Shaker Road address in the Medium Density Residential (RM) District. (2025-044) (PL-EXT-2026-0027)

Attachments: [20260415 Terrell MIS First Extension 2025-044](#)

- 6C. TFMoran Inc, on behalf of West Street Keene, LLC, requests a one-year extension to meet the precedent conditions of approval for the 1,867-square-foot addition and minor site plan application conditionally approved by the Planning Board on April 16, 2025, located at Tax Map 46Z lot 63, addressed as 313 Loudon Road in the Gateway Performance (GWP) District. (2025-033) (PL-EXT-2026-0028)

Attachments: [2025-033 Staff Report \(Site Plan\)](#)

- 6D. TFMoran Inc, on behalf of West Street Keene, LLC, requests a one-year extension to meet the precedent conditions of approval for the condominium conversion minor subdivision application conditionally approved by the Planning Board on April 16, 2025, located at Tax Map 46Z Lot 63, addressed as 313 Loudon Road in the Gateway Performance (GWP) District. (2025-033) (PL-EXT-2026-0029)

Attachments: [2025-033 Staff Report \(Subdivision\)](#)

7. Determination of Completeness Items by Consent

- 7A. Stonefield Engineering and Design, on behalf of Associated Enterprises Inc, request major site plan and architectural design review approval 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 approval, 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. (2026-028) (PL-SPR-2026-0059) (PL-CUP-2026-0108)

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

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

8. Design Review Public Hearings

- 8A. Advantage Signs, on behalf of Eagle Square Associate and Landvest, requests architectural design review approvals for a new 10.54-square-foot non-illuminated window sign (SP-0739-2026) and a new 10.51-square-foot non-illuminated window sign (SP-0740-2026) at 3 Eagle Square in the Central Business Performance (CBP) District. (PL-ADR-2026-0165) (2026-020)

Attachments: [2026-020 Record of Recommendation](#)
[2026-020 Application](#)
[2026-020 Revised Application](#)

9. Site Plan, Subdivision and Conditional Use Permit Applications

- 9A. 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)

Attachments: [2026-026 Staff Report](#)
[2026-026 Submitted "Condominium Plan"](#)
[2026-026 Construction and Floor Plans](#)
[2026-026 Supplemental](#)

- 9B. Eastern Development requests minor subdivision approval for a 2-unit condominium conversion at Tax Map 202Z Lot 21, addressed as 184 Sewalls Falls Road in the Single-Family Residential (RS) District. (2026-027) (PL-MIS-2026-0050)

Attachments: [2026-027 Staff Report](#)
[2026-027 Submitted "Condominium Plan"](#)
[2026-027 Construction and Floor Plans](#)
[2026-027 Supplemental](#)

- 9C. Keach-Nordstrom Associates, Inc, on behalf of Parmenter Place, requests minor subdivision approval for a 2-land unit condominium conversion at Tax Map 392Z Lot 22, addressed as 15 Parmenter Road in the Neighborhood Residential (RN) District. One unit will consist of the 6 existing buildings and 25 dwelling units, the other land unit will consist of 1 building and 8 dwelling units. (2026-029) (PL-MIS-2026-0051)

Attachments: [2026-029 Staff Report](#)
[2026-029 Condo Plan](#)
[2026-029 Supplemental](#)

- 9D. Orr & Reno, on behalf of Arts Alley LLC, requests approval for a conditional use permit, pursuant to Section 28-6-9(b)(2), for a wall sign to be placed above the sills of the first story windows and more than 25-feet above grade, and architectural design review approval for 2 new signs on the building addressed as 22 South Main St in the Central Business Performance (CBP) District. (2025-133) (PL-CUP-2025-0104) (PL-ADR-2026-0170)

Attachments: [2025-133 Staff Report](#)
[2025-133 Elevations](#)
[2025-133 GIS Site Plan](#)
[2025-133 Supplemental](#)
[May 21, 2025 Previous Sign Approval \(Friendly Toast\)](#)

10. **Amendments**

- 10A. Planning Board Recommendations for Zoning Ordinance Amendments - Sections 28-4-5 Development of Attached and Multifamily Buildings, Section 28-5-2 Duplex or Two-Family Dwelling, 28-5-3 Conversion of Residential Building, 28-9-3 Decisions by the Zoning Board of Adjustment, and the Glossary

Attachments: [Proposed Zoning Amendments](#)
[City Council Staff Reports](#)

11. **Other Items**

- 11A. Planning Board Annual Meeting - Election of Officers & Consideration of amendments to the Board's Rules of Procedure.

Attachments: [Report](#)
[Proposed Amendments to Planning Board Rules of Procedure_Fc](#)

12. **Other Business**

Any other business which may legally come before the Board.

13. **Adjournment**

Information

Architectural Design Review Committee Meeting Minutes - March 31, 2026

Attachments: [Minutes](#)

The Town of Windsor Planning Board has provided notice to the City of Concord Planning Board to provide comment on a conditional use permit application for a 180-foot lattice style telecommunications cellular tower at Map 002 Lot 008 off of Valhalla Farm Road, scheduled for a public hearing at the Windsor Planning Board meeting at 6:00pm on April 21, 2026.

Attachments: [Windsor Public Notice](#)
[Supplemental](#)

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

Attachments: [Report](#)

Next regular monthly meeting is Wednesday, May 20, 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.