



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Planning Division

MEMORANDUM

TO: Planning Board

FROM: Alec Bass – Assistant City Planner

RE: Extension Request – 2024-059 72 Manchester St minor site plan

DATE: February 13, 2026

Nobis Group, on behalf of SARP Realty, LLC, has submitted a request for a one-year extension of minor site plan approval. When considering this request, the Board should consider the following:

1. On March 19, 2025, the Planning Board granted conditional minor site plan approval, for the construction of a 2,598-square-foot addition to the south side of the existing Red Blazer restaurant building, along with associated site improvements, at 72 Manchester St in the Highway Commercial (CH)
2. Per Section 7.08(9) *Expiration of Approval* of the Site Plan Regulations, approved site plans shall meet all precedent conditions and obtain the signature of the Chair and Clerk of the Planning Board within one year of the date of the Planning Board meeting where conditional final approval was granted; otherwise, said plans shall be null and void. **The property owner is requesting the first-time extension request of the site plan approval.**
3. Per Section 11.09(8) *Extension of Approvals* of the Site Plan Regulations, at the request of the applicant, the approval of a major site plan may be extended for one year by the Board. The Board may approve a second one-year extension provided that the approved major site plan remains in compliance with the current zoning and site plan regulations.
4. The applicant has not met all precedent conditions and obtained the required signatures as of the date of this memorandum, nor does the applicant anticipate meeting the precedent conditions and obtaining the required signatures by the expiration date of March 19, 2026.
5. The applicant submitted an extension application on January 21, 2026, requesting the allowed first one-year extension. The site plan remains in compliance with current zoning and site plan regulations.
6. Neither the Zoning Code or the Site Plan Regulations provide requirements for a public hearing for an extension request.
7. **Approval of the request will extend the expiration date of minor site plan approval to March 19, 2027.**



PLAN DETAILED REPORT PL-EXT-2026-0024 FOR CITY OF CONCORD

Plan Type: PLAN - Extension to Conditionally Approved Plan
Project: 2024-059 72 Manchester St SPM
App Date: 01/21/2026
Work Class: Extension To Conditionally Approved Plan
District: City of Concord, NH
Exp Date: 01/21/2027
Status: Submitted - Online
Square Feet: 0.00
Completed: NOT COMPLETED
Valuation: \$0.00
Assigned To: Timothy Thompson
Approval Expire Date:
Description: On behalf of SARP Realty LLC, Nobis Group is requesting an extension to meet the precedent conditions listed on the Notice of Decision for the project titled "The Red Blazer" dated March 20, 2025. The application number is 2024-059

Parcel: 8856	Main	Address: 72 Manchester St Concord, NH	Main	Zone: CH(Highway Commercial District)
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Engineer Nobis Group 18 Chris Nadeau, PE 0 0 Business: 603-225-6770	Architect Philip M Bennett PO Box 186 137 Main Street 137 Main Street North Woodstock, NH 03262 Business: (603) 745-4770	Landscape Architect Jonathan Halle Home: 6032249010 Business: 6032250640 Mobile: 6037389004	Applicant Garrett Seibert 18 Chenell Drive Concord, 03301 Business: (603) 513-1018
Applicant/Agent Garrett Seibert 18 Chenell Drive Concord, 03301 Business: (603) 513-1018	Owner Sarandis K Karathanasis 72 Manchester Street Concord, NH 03301 Business: (603) 224-4101 Mobile: (603) 731-7720	Surveyor Dan Mullen 18 Chenell Drive Concord, NH 03301 Business: (603) 513-1019	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017785	PD - Extension Fee - Site Plan	\$300.00	\$300.00
Total for Invoice INV-00017785		\$300.00	\$300.00
Grand Total for Plan		\$300.00	\$300.00