



City of Concord

Agenda Planning Board

Wednesday, February 19, 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
- 3A Planning Board Meeting Minutes - January 15, 2025

Attachments: [Minutes](#)

4. Agenda Overview

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

5. Design Review Applications by Consent

- 5A. Pamela Seguin, on behalf of Root Up & More and PRM Holdings, LLC, requests architectural design review approval for an existing, non-permitted 9.1-square-foot sign (SP-0430-2024) at 47 N Main St in the Central Business Performance (CBP) District. (2025-003)

Attachments: [2025-003 Application](#)
[2025-003 Record of Recommendation](#)

- 5B. Sousa Signs, LLC, on behalf of Ultra Beauty and Brixmore Capital SC, LLC, requests architectural design review approval for a new 133.4-square-foot internally illuminated building wall sign (SP-0431-2024), and a 90-square-foot internally illuminated building wall sign (SP-0432-2024) to replace an existing building wall sign, at 80 Storrs St, in the Opportunity Performance Corridor (OCP) District (2025-001)

Attachments: [2025-001 Application](#)
[2025-001 Record of Recommendation](#)

- 5C. Signarama of Concord, on behalf of Who Doesn't Want That?, requests architectural design review approval for a new 6.25-square-foot non-illuminated hanging blade sign (SP-0438-2025), at 34 Warren St Unit 1, in the Central Business Performance (CBP) District. (2025-008)

Attachments: [2025-008 Application](#)
[2025-008 Record of Recommendation](#)

- 5D. Advantage Signs, on behalf of Woodpecker Insurance, requests architectural design review approval for a new 3.5-square-foot non-illuminated tenant panel sign (SP-0441-2025) to be placed on an existing freestanding sign, at 30 S Main St Bldg. 1, in the Central Business Performance (CBP) District. (2025-002)

Attachments: [2025-002 Application](#)
[2025-002 Record of Recommendation](#)

- 5E. Sundance Sign Co, on behalf of Totally Tea + Coffee, and Foxfire Management, requests architectural design review approval for a 22-square-foot externally illuminated building wall sign (SP-0444-2025), to replace an existing building wall sign, at 2 Capital Plaza in the Central Business Performance (CBP) District. (2025-004)

Attachments: [2025-004 Application](#)
[2025-004 Record of Recommendation](#)

6. Determination of Completeness Items by Consent

7. Extensions by Consent

- 7A. Tom Wilson and Wilson & Wilson Architects, on behalf of Paisano's Realty LLC, request a one-year extension to the March 20, 2024, conditionally approved minor site plan application for an addition of 1,200 square feet to an existing 8,000-square-foot building for the purpose of four additional dwelling units at 59 South Main St in the Central Business Performance (CBP) District. (2024-010)

Attachments: [2024-010 Application](#)
[2024-010 Staff Report](#)

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

Public Hearings

8. Design Review Applications

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

- 9A. Richard D. Bartlett & Associates, LLC, on behalf of Jesse E. Murray Revocable Trust 1991 and Helen B. Murray Revocable Trust 1991, requests approvals for a minor subdivision and certain waivers from the Subdivision Regulations for a lot line adjustment between 115 River Rd and 119 River Rd, in the Open Space Residential (RO) District. (2024-084) This application was continued to a date certain of March 19, 2025, at the request of the applicant.
- 9B. Ian MacKinnon and Jones & Beach Engineers, Inc., on behalf of Aaron LeClerc and Cara Scala, request approvals for a minor site plan application to construct a detached workshop building for a home-based business and an associated detached single-family dwelling, conditional use permit application for disturbance to a wetland buffer to construct a driveway, and certain waivers from the Site Plan Regulations, at unaddressed Shaker Rd (Tax Map Lot 411Z 49) in the Medium Density Residential (RM) District. (2024-074) This application was continued to a date certain of March 19, 2025, at the request of the applicant.
- 9C. Michael G. and Eileen M. Gfroerer request approvals for a minor subdivision and certain waivers from the Subdivision Regulations for a lot line adjustment between 12 Tahanto St and 11 Summit St, in the Neighborhood Residential (RN) District. (2024-085)

Attachments: [2024-085 Staff Report](#)
[2024-085 Plan](#)
[2024-085 Supplemental](#)

- 9D. Reardon Property Services, LLC requests approval for a conditional use permit application for disturbance to a wetland buffer, and certain waivers from the Site Plan Regulations, for the new construction of a house at 557 Mountain Rd in the Medium Density Residential (RM) District. (2025-005)

Attachments: [2025-005 Staff Report](#)
[2025-005 Plan](#)
[2025-005 Supplemental](#)

- 9E. Reardon Property Services, LLC requests approval for a conditional use permit application for disturbance to a wetland buffer, and certain waivers from the Site Plan Regulations, for the new construction of a house at 563 Mountain Rd in the Medium Density Residential (RM) District. (2025-007)

Attachments: [2025-007 Staff Report](#)
[2025-007 Plan](#)
[2025-007 Supplemental](#)

- 9F. Sean Landry, on behalf of Sean Landry, R. Shep Melnick, and Joanne Linden, requests an amendment to a minor subdivision application, conditionally approved on June 18, 2024, for waivers from Section 12.04, Section 12.05, Section 12.07, Section 12.08(3), Section 12.08(4), Section 12.08(13), Section 15.02(8) and Section 15.02(9) of the Subdivision Regulations, for a lot line adjustment between 224 and 226 Little Pond Rd in the Open Space Residential (RO) District. (2024-025)

Attachments: [2024-025 Staff Report](#)
[2024-025 Supplemental](#)
[2024-025 June 18, 2024 Planning Board Decision](#)
[2024-025 June 18, 2024 Plan](#)

Other Business

Any other business which may legally come before the Board.

Adjournment

Information

- i. Architectural Design Review Committee Meeting Minutes - February 4, 2025

Attachments: [Minutes](#)

- ii. Report for February 19, 2025 - Minor Revisions to Approved Site Plans

Attachments: [Report](#)

Next regular monthly meeting is Wednesday, March 19, 2025

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.