



City of Concord

Agenda Planning Board

Wednesday, September 16, 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
August 19, 2026 Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

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

5. Design Review Applications by Consent

- 5A. Granite YMCA, requests an architectural design review approval for a new 18.76-square-foot internally illuminated projecting wall sign (SP-0822-2026), to replace an existing non-permitted internally illuminated projecting wall sign at 15 North State Street in the Civic Performance (CVP) District. (PL-ADR-2026-0196) (2026-077)

Attachments: [2026-077 Record of Recommendation](#)
[2026-077 Application](#)

- 5B. NEOPCO Signs, on behalf of Capitol Craftsman, LLC dba Romance Jewelers, and Ciborowski Associates, LLC, requests architectural design review approvals for three new, 1.5-square-foot non-illuminated window signs (SP-0852-2026, SP-0853-2026, and SP-0854-2026) at 18 North Main Street in the Central Business Performance (CBP) District. (PL-ADR-2026-0198) (2026-078)

Attachments: [2026-078 Record of Recommendation](#)
[2026-078 Application](#)

- 5C. Carolyn A. Parker Consulting and NE Signs & Awnings, on behalf of Valvoline and Loudon Automotive Properties LLC, requests architectural design review approvals for a new 55.24-square-foot internally illuminated freestanding sign (SP-0818-2026), while maintaining the existing footing, and two new 32-square-foot internally illuminated building wall signs (SP-0819-2026 & SP-0820-2026), to replace existing building wall signs at 232 Loudon Road in the General Commercial (CG) District (PL-ADR-2026-0200) (2026-080)

Attachments: [2026-080 Record of Recommendation](#)
 [2026-080 Application](#)

- 5D. Signarama of Concord, on behalf of Live Juice and Concord Area Trust for Community Housing, requests an architectural design review approval for a new 7.56-square-foot non-illuminated projecting sign (SP-0844-2026), to replace an existing projecting sign, at 1-5 South Main Street in the Central Business Performance (CBP) District. (PL-ADR-2026-0201) (2026-081)

Attachments: [2026-081 Record of Recommendation](#)
 [2026-081 Application](#)

- 5E. Signarama of Concord, on behalf of Keeler Family Realtors, InkZilla Tattoo, and Stephen Masters, requests architectural design review approvals for a new 6.25-square-foot non-illuminated blade sign (SP-0845-2026), a new 3.59-square-foot non-illuminated awning sign (SP-0849-2026), 2 new, non-illuminated window signs measuring at 0.75-square-feet (SP-0847-2026) and 1.7-square-feet (SP-0846-2026), and a new 3.56-square-foot non-illuminated building wall sign (SP-0848-2026) at 28 South Main Street in the Central Business Performance (CBP) District. (PL-ADR-2026-0202) (2026-082)

Attachments: [2026-082 Record of Recommendation](#)
 [2026-082 Application](#)

- 5F. Joe's Equipment Service, Inc, on behalf of ZJBV Properties LLC, requests an architectural design review approval for an existing, non-permitted, 32-square-foot non-illuminated building wall sign at 70 Pembroke Road in the Office Park Performance (OFP) District. (PL-ADR-2026-0203) (2026-083)

Attachments: [2026-083 Record of Recommendation](#)
 [2026-083 Application](#)

- 5G. The Mix, LLC, on behalf of Flomac Limited Partnership, requests an architectural design review approval for a new 9.54-square-foot internally illuminated building wall sign (SP-0827-2026) at 8 Loudon Road, building 1, in the Gateway Performance (GWP) District (PL-ADR-2026-0206) (2026-084)

Attachments: [2026-084 Record of Recommendation](#)
 [2026-084 Application](#)

6. Determination of Completeness Items by Consent

- 6A. Northpoint Engineering, LLC, on behalf of Granite Municipal Manufacturing & Sales, LLC, requests major site plan and architectural design review approvals for the construction of a new 8,160-square-foot building for the use as a micro-data center, office, garage, and single residential caretaker unit, 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 restoration of approximately 54,780-square-feet of previous temporary wetland buffer impact for tree clearing and certain temporary and permanent buffer impacts associated with the proposed stormwater management system. (PL-SPR-2026-0066) (PL-CUP-2026-0126) (2026-087)

Attachments: [2026-087 Staff Report](#)
 [2026-087 Civil Plans](#)
 [2026-087 Architectural Plans](#)
 [2026-087 Supplemental](#)

- 6B. Wilcox & Barton, Inc, on behalf of St. Paul's School, requests major site plan application approval for the construction of a new 2,208-square-foot building, for the use as a mail and drop off center, serving the St. Paul's School campus, along with associated site improvements at Tax Map 723Z Lot 13-1, addressed as 7 Rectory Road in the Institutional (IS) District. 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 approximately 754-square-feet of wetland buffer impact for tree clearing and certain temporary and permanent buffer impacts associated with the proposed stormwater management system.(PL-SPR-2026-0067) (PL-CUP-2026-0129) (2026-091)

Attachments: [2026-091 Staff Report](#)
 [2026-091 Civil Plans](#)
 [2026-091 Architectural Plans](#)
 [2026-091 Supplemental](#)

- 6C. Gallagher Callahan & Gartrell PC and Jones & Beach Engineers, Inc, on behalf of Onyx Partners, Ltd and Onyx Steeplegate Concord, LLC, requests major site plan application approval for the construction of a 4-story, 133,600-gross-square-foot, 110-unit multifamily building and associated site improvements at Tax Map 611Z Lot 40, addressed as 270 Loudon Road in the Gateway Performance (GWP) District. (PL-SPR-2026-0068) (2026-092)

Attachments: [2026-092 Staff Report](#)
 [2026-092 Civil Plans](#)
 [2026-092 Landscape Plans](#)
 [2026-092 Architectural Plans](#)
 [2026-092 Supplemental](#)

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

7. Design Review Applications

- 7A. Yamas Greek Eatery, on behalf of Yamas Greek Eatery and The Draft, LLC, requests architectural design review approvals for a 16-square-foot, externally illuminated existing non-permitted building wall sign (SP-0767-2026) and a new 1.77-square-foot non-illuminated projecting sign (SP-0792-2026) at 25 South Main Street in the Central Business Performance (CBP) District. (PL-ADR-2026-0179) (2026-047)

Attachments: [2026-047 Record of Recommendation \(August\)](#)
[2026-047 Record of Recommendation \(September\)](#)
[2026-047 SP 25 S Main \(Yamas\)](#)
[2026-047 SP Proposed Sign Revisions](#)

- 7B. Sousa Signs, on behalf of The Common Man Roadside and BKP Invest 1 LLC, requests architectural design review approvals for 1 new 87.3-square-foot internally illuminated freestanding sign (SP-0828-2026), 1 new 85.4-square-foot internally illuminated building wall sign (SP-0829-2026), 1 new 37.1-square-foot internally illuminated building wall sign (SP-0830-2026), 2 new, 100.7-square-foot internally illuminated building wall signs (SP-0836-2026 & SP-0838-2026), 2 new, 42.9-square-foot internally illuminated building wall signs (SP-0837-2026 & SP-0839-2026), 3 new, 40-square-foot internally illuminated building wall signs (SP-0833-2026, SP-0834-2026, & SP-0835-2026), 1 new, 6.8-square-foot non-illuminated building wall sign, (SP-0832-2026), 1 new, 10.8-square-foot non-illuminated building wall sign (SP-0831-2026), and 3 new, 29.25-square-foot internally illuminated canopy signs (SP-0840-2026, SP-0841-2026, & SP-0842-2026) at 30 Manchester Street in the Gateway Performance (GWP District. (PL-ADR-2026-0199) (2026-079)

Attachments: [2026-079 Record of Recommendation](#)
[2026-079 Application](#)
[2026-079 Zoning Compliant Submission](#)

8. Public Hearings

- 8A. Public Hearing for the Planning Board to consider adoption of amendments to the Site Plan Regulations: amending Section 18 (Parking Lot Design Standards), Section 19 (Access and Driveway Standards), Section 20 (Loading and Solid Waste Facility Standards), and Section 29 (Lighting).

Attachments: [Proposed Site Plan Regulation Amendments Report](#)

9. Site Plan, Subdivision and Conditional Use Permit Applications

- 9A. 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) (Applicant has requested to continue to the date certain of October 21, 2026)
- 9B. 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 the date certain of October 21, 2026, at the request of the applicant)
- 9C. 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) (Continued to the date certain of October 21, 2026, at the request of the applicant)
- 9D. 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) (Continued to October 21, 2026, at the request of the applicant)

- 9E. Terry Odell, on behalf of Odell Family Trust 2016, requests conditional use permit application approval, pursuant to Section 28-7-8(b) Separation of Driveways in Residential Districts and Section 28-7-11(f) Driveway Separation Alternatives, to allow a second driveway on a lot with less than 40-feet separation between other existing driveways on an adjacent lot and less than 250-feet of lot frontage at Tax Map 201P Lot 46, addressed as 27 Hobart Street in the Single Family Residential (RS) District. (PL-CUP-2026-0124) (2026-085)

Attachments: [2026-085 Staff Report](#)
 [2026-085 Supplemental](#)

- 9F. Raymond Bellia and Justin Daigneault, on behalf of the City of Concord, requests conditional use permit application approval, pursuant to Section 28-7-8(c) Separation of Driveways in Nonresidential Districts (1) and Section 28-7-11(f) Driveway Separation Alternatives, to allow a driveway on a lot with less than 125-feet separation from a local street intersection at Tax Map 1412P Lot 57, an unaddressed Sanders Street parcel in the Central Business Performance (CBP) District. (PL-CUP-2026-0125) (2026-086)

Attachments: [2026-086 Staff Report](#)
 [2026-086 Supplemental](#)

- 9G. Richard D. Bartlett & Associates, a division of Nobis Group, on behalf of Dwight & Leslie Keeler Family Revocable Trust requests minor subdivision application approval for a lot line adjustment to annex 74.69 acres from Tax Map 07Z Lot 42, addressed as 109 Hoit Road to Tax Map 02Z Lot 6, an unaddressed Hoit Road parcel, both within the Open Space Residential (RO) District. (PL-MIS-2026-0057) (2026-088)

Attachments: [2026-088 Staff Report](#)
 [2026-088 Lot Line Adjustment Plans](#)
 [2026-088 Supplemental](#)

- 9H. Richard D. Bartlett & Associates, a division of Nobis Group, on behalf of Thomas Kuepper and Allison Kuepper, requests minor subdivision application approval for a 2-lot subdivision at Tax Map 411Z Lot 1, addressed as 61 Mountain Rd, in the Single-Family Residential (RS) District. (PL-MIS-2026-0058) (2026-089)

Attachments: [2026-089 Staff Report](#)
 [2026-089 Subdivision Plan](#)
 [2026-089 Supplemental](#)

- 9I. Richard D. Bartlett & Associates, a division of Nobis Group, on behalf of Dragoon Family Trust, requests conditional use permit application approval, pursuant to Section 28-7-8(b) Separation of Driveways in Residential Districts and Section 28-7-11(f) Driveway Separation Alternatives, to allow a second driveway on a lot with less than 40-foot separation between other existing driveways on the same and adjacent lots and less than 250-feet of lot frontage at Tax Map 7324Z Lot 2 addressed as 109-109.5 Warren Street in the Neighborhood Residential (RN) District. (PL-CUP-2026-0128) (2026-090)

Attachments: [2026-090 Staff Report](#)
 [2026-090 CUP Plan](#)
 [2026-090 Supplemental](#)

10. Other Items

- 10A. In accordance with RSA 36:56 and 36:57, the Town of Hopkinton Planning Board is noticing the City of Concord, and the City of Concord Planning Board, of a Development of Regional Impact, for an 8-lot residential conservation subdivision at 167 Branch Londonderry Turnpike, Hopkinton, NH, for review and to provide comment.

Attachments: [DRI Notice](#)
 [Subdivision Plan](#)
 [Hopkinton Minutes - August 11, 2026](#)

11. Other Business

Any other business which may legally come before the Board.

12. Adjournment

Information

Architectural Design Review Committee Meeting Minutes - September 1, 2026

Attachments: [Minutes](#)

Report for September 16, 2026 - Minor Revisions to Approved Plans

Attachments: [Report](#)
 [PL-ADM-2026-0150 - 3 Interchange Dr](#)
 [PL-ADM-2026-0151 - 15 Parmenter Rd](#)
 [PL-ADM-2026-0154 - Shaker Rd](#)

Next regular monthly meeting is Wednesday, October 21, 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.