



City of Concord

Agenda Planning Board

Wednesday, August 19, 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
July 15, 2026 Planning Board Minutes
Attachments: [Minutes](#)

July 21, 2026 Planning Board Minutes

Attachments: [Minutes](#)

4. Agenda Overview

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

5. Design Review Applications by Consent

- 5A. Sousa Signs, LLC, on behalf of Price Automotive Sales & Service and D&J Realty Holdings, LLC, requests an architectural design review approval for a new 62.7-square-foot internally illuminated freestanding sign panel (SP-0777-2026), to replace an existing sign panel at 79 Manchester Street in the Highway Commercial (CH) District. (PL-ADR-2026-0182) (2026-051)

Attachments: [2026-051 Record of Recommendation](#)
[2026-051 Application](#)

- 5B. City Buffet, LLC, on behalf of Concord Re Property, LLC, requests architectural design review approvals for two new internally illuminated freestanding sign panels of 54.55-square-foot (SP-0794-2026) and 35.51-square feet (SP-0795-2026) at 161 Loudon Road in the General Commercial (CG) District. (PL-ADR-2026-0190) (2026-064)

Attachments: [2026-064 Record of Recommendation](#)
[2026-064 Application](#)

- 5C. NEOPCO Signs, on behalf of Concord Smoke Shop and Remi's Block, LLC, requests architectural design review approvals for a new 5.5-square-foot internally illuminated projecting blade sign (SP-0806-2026), and a new 11-square-foot internally illuminated building wall sign (SP-0807-2026) at 154 North Main Street in the Central Business Performance (CBP) District. (PL-ADR-2026-0193) (2026-073)

Attachments: [2026-073 Record of Recommendation](#)
 [2026-073 Application](#)

- 5D. NEOPCO Signs, on behalf of Hvizda Reality Group and HRG Invests, LLC, requests an architectural design review approval for a new 9-square-foot internally illuminated blade sign panel (SP-0813-2026) to replace an existing blade sign panel, at 26 Pleasant Street in the Central Business Performance (CBP) District. (PL-ADR-2026-0194) (2026-074).

Attachments: [2026-074 Record of Recommendation](#)
 [2026-074 Application](#)

- 5E. Signarama of Concord, on behalf of Uncle Charlie's Eatery and TDL Investments LLC, request architectural design review approvals for a new 18.28-square-foot internally illuminated freestanding tenant panel sign (SP-0814-2026), to replace an existing tenant panel, and a new 33-square-foot internally illuminated building wall sign (SP-0815-2026), to replace an existing building wall sign, at 376 Loudon Road in the Gateway Performance (GWP) District. (PL-ADR-2026-0195) (2026-076)

Attachments: [2026-076 Record of Recommendation](#)
 [2026-076 Application](#)

6. Extension Request by Consent

- 6A. Gallagher, Callahan & Gartrell, PC, on behalf of Onyx Partners, Ltd, requests a second, one-year extension to the July 17, 2024, conditionally approved amendment to a major site plan, extending conditional approval expiration from July 17, 2026, to July 17, 2027, for 270 Loudon Rd, in the Gateway Performance (GWP) District. (2024-039) (PL-EXT-2026-0031)

Attachments: [2024-039 Extension](#)

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

Public Hearings

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](#)
 [2026-047 Application](#)

- 7B. NEOPCO Signs, on behalf of Capital Vision Center and Red Eagle Management, LLC, requests architectural design review approvals for a new 36-square-foot internally illuminated freestanding sign panel (SP-0797-2026), to replace an existing freestanding sign panel, and two new internally illuminated building walls signs of 74.75-square-feet (SP-0798-2026) and 49.78-square-feet (SP-0799-2026) at 92 South Street in the Neighborhood Commercial (CN) District. (PL-ADR-2026-0192) (2026-070)

Attachments: [2026-070 Record of Recommendation](#)
 [2026-070 Application](#)

8. Site Plan, Subdivision and Conditional Use Permit Applications

- 8A. 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) (Applicant has requested to continue to date certain of September 16, 2026)
- 8B. 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 September 16, 2026)

- 8C. 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 September 16, 2026, at the request of the applicant)
- 8D. Kimball Jenkins, Inc, requests conditional use permit approval pursuant to Section 28-6-9(b)(2) and Section 28-6-7(i) of the Zoning Ordinance, to allow for a building wall sign to be located between rows of windows on a building that is 3 or more stories in height, above the sills of the first level of windows above the first story, or placed more than 25-feet above grade at Tax Map 641Z Lot 19, addressed as 264 North Main Street in the Neighborhood Residential (RN) District. (2026-075) (PL-CUP-2026-0122)

Attachments: [2026-075 Staff Report](#)
 [2026-075 Plan](#)
 [2026-075 Supplemental](#)

- 8E. Nobis Group, on behalf of Society For the Protection of New Hampshire Forests, requests approval for an amendment to the previously approved 1999 Large Scale Development plan (1999-078) for the installation of a 102-Kw AC ground-mounted solar photovoltaic array as an accessory use to the existing conservation center, and certain associated site improvements at Tax Map 482Z Lot 14, addressed as 52-54 Portsmouth Street in the Open Space Residential (RO) District. (1999-078) (PL-AMEND-2026-0024)

Attachments: [1999-078 Staff Report](#)
 [1999-078 Amendment Plan](#)
 [1999-078 Supplemental](#)
 [1999-078 Previous 1999 Approval](#)

- 8F. 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. As part of the major site plan, the applicant also requests a conditional use permit approval pursuant to Section 28-4-1(f)(3) of the Zoning Ordinance to allow for appurtenant structures, or structures not intended for human occupancy to exceed the maximum height restrictions of Section 28-4-1(h) Table of Dimensional Regulations of the Zoning Ordinance (2026-071) (PL-SPR-2026-0065) (PL-CUP-2026-0123)

Attachments: [2026-071 Staff Report](#)
 [2026-071 Civil Plans](#)
 [2026-071 Proposed Phasing Plan](#)
 [2026-071 Architectural Elevations](#)
 [2026-071 Architectural Elevations - Phase 1 Temp MRI](#)
 [2026-071 Supplemental](#)
 [2026-071 Traffic Study](#)
 [2026-071 Traffic Study Peer Review](#)
 [2026-071 Public Comment](#)

9. **Comprehensive Development Plan 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 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 CDP Plan Set](#)
 [2026-041 Conceptual Renderings and Site Plan](#)
 [2026-041 Architectural Elevations](#)
 [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](#)
 [2026-041 Traffic Study Peer Review](#)
 [2026-041 Public Comment](#)

10. Design Review Applications

- 10A. 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](#)

11. Regulatory Amendments

- 11A. Review of proposed Zoning Ordinance Amendments: amending Article 28-7, Access, Circulation, Parking and Loading.

Attachments: [Proposed Ordinance Amendments](#)
 [Report](#)

- 11B. Review of proposed Site Plan Regulation Amendments: amending Sections 18 (Parking Lot Design Standards), 19 (Access and Driveway Standards), 20 (Loading and Solid Waste Facility Standards), and 29 (Lighting).

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

- 11C. Review of proposed Zoning Ordinance Amendments: amending Section 28-8-5 Nonconforming Structures, 28-8-5(d) Removal and Replacement of Certain Nonconforming Residential Structures, creating new Sections 28-8-7 Effect of Subdivision on Nonconforming Structures and 28-8-8 Effect of Subdivision on Nonconforming Dimensional Requirements or Design Standards.

Attachments: [Proposed Ordinance Amendments](#)
 [Report](#)

- 11D. Review of proposed Zoning Ordinance Amendments: amending Appendix B List of Arterial Streets and Appendix C List of Collector Streets.

Attachments: [Proposed Ordinance Amendments](#)
 [Report](#)

- 11E. Review of proposed Zoning Ordinance Amendments: amending Article 28-2-3, The Zoning Map, by amending Section 28-2-3(b)(1) The Zoning Overlay District Maps.

Attachments: [Proposed Zoning Amendments Report](#)

12. Other Items

- 12A. 2050 Master Plan Update - Project website, Public Engagement Plan, September 19th Community Visioning Session, Advisory Subcommittee composition and appointment process.

Attachments: [Master Plan Update Report](#)

13. Other Business

Any other business which may legally come before the Board.

14. Adjournment

Information

Architectural Design Review Committee Meeting Minutes - August 4th, 2026

Attachments: [Minutes](#)

Report for August 19, 2026 - Minor Revisions to Approved Plans

Attachments: [Report](#)
[PL-ADM-2026-0131 - 11 Stickney Ave](#)
[PL-ADM-2026-0133 - 4 Merchants Way](#)
[PL-ADM-2026-0136 - 23 Interchange Dr](#)
[PL-ADM-2026-0137 - 4 Merchants Way](#)
[PL-ADM-2026-0140 - 344 Loudon Rd](#)
[PL-ADM-2026-0141 - 4 Merchants Way](#)
[PL-ADM-2026-0147 - 138 Hall St](#)
[PL-ADM-2026-0148 - 80 Storrs St](#)
[PL-ADM-2026-0149 - 23 Interchange](#)

Next regular monthly meeting is Wednesday, September 16, 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.