



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

DESIGN REVIEW AGENDA

February 28, 2023

8:30 AM

Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order
2. Minutes – January 31, 2023

Sign Applications

3. Aaron Chandler, on behalf of Morrill Mill Pond LLC, requests ADR approval for alteration and relocation of a 124.98 sf internally illuminated free standing sign at [2 Whitney Rd](#) in the Industrial (IN) District. Reference ZBA Case 21-2023 for variance to allow area of 124.98 sf and height of 35.62 feet.
4. Brian Botelho, on behalf of New Sunset Realty LLC requests ADR approval for replacement of a 27.7 sf non-illuminated monument sign at [44 Chenell Drive](#) in the Industrial (IN) District.
5. Jilian Arsenault, on behalf of Josh Ayers requests ADR approval for a new 16.5 sf internally illuminated wall sign at [70 Storrs Street](#) in the Opportunity Corridor Performance (OCP) District.
6. Deb Dearborn, on behalf of James S. Mientkiewicz requests ADR approval for a new 22.343 sf internally illuminated wall sign at [74 Storrs Street](#) in the Opportunity Corridor Performance (OCP) District.
7. Allyson Speake, requests ADR approval for replacement of a 10.38 sf non-illuminated wall sign at [93 Storrs Street](#) in the Central Business Performance (CBP) District.
8. SAR Concord, on behalf of Kim Regan requests ADR approval for replacement of a 100 sf internally illuminated free standing sign at [219 Fisherville Rd](#) in the General Commercial (CG) District.
9. Jennifer Paquin, on behalf of Wal-Mart Real Estate Business Trust requests ADR approval for replacement of a 198.26 sf internally illuminated wall sign, replacement of a 40.83 sf internally illuminated wall sign, a new 60.74 sf non-illuminated wall sign, replacement of an 80 sf internally illuminated panels on a monument sign, a new 20.67 sf non-illuminated wall sign, and a new 26.67 sf non-illuminated wall sign at [344 Loudon Rd](#) in the Gateway Performance (GWP) District. Reference ZBA Case 0012-2022 for variance to allow greater number of signs and maximum square footage.

Building Permits in Performance Districts

10. Andrew Anderson, on behalf of Eddy Plaza Associates LLC requests ADR approval for construction of a new loading door at [30 Fort Eddy Road](#) in the Gateway Performance (GWP) District.

Next monthly meeting on April 4th, 2023

ADR Agenda

11. Daniel Brennan, on behalf of PR Restaurants, Panera Bread requests ADR approval for construction of a new enclosed exterior seating patio, a new exterior cooler and replacement of existing signage at [75 Fort Eddy Road](#) in the Gateway Performance (GWP) District

Site Plan & Subdivision Applications

12. Granite Engineering LLC, on behalf of Amoskeag Realty, LLC, requests ADR approval as part of Major Site Plan approval for construction of a 13,822 square foot building addition, a new 5,000 sf building, and two Conditional Use Permits (CUPs) for disturbances to wetland buffers and the Shoreland Protection District at [138 Hall Street](#) in the Industrial (IN) District. (2023-87)
13. Andy Sanborn, on behalf of Big Step, LLC, requests continued ADR review as part of a Major Site Plan approval to construct a charitable gaming hall, restaurant, and microbrewery, along with a Conditional Use Permit approval for disturbance of wetland buffers, at 7 Break O' Day Drive in the Gateway Performance (GWP) District, (2022-59)

Conceptual Review

14. Jeff Lewis, on behalf of Ciborowski Associates requests conceptual ADR review for a proposed mixed-use development at [34-56 North Main Street](#) in the Central Business Performance (CBP) District.