



CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

DESIGN REVIEW AGENDA

September 5, 2023

8:30 AM

Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order
2. Minutes – [August 1, 2023](#)

Sign Applications

3. NEOPCO Signs, on behalf of Gregory Sturgis, request ADR approval for a new 12 sf externally illuminated blade sign at [5 Pleasant Street Extension](#) in the Central Business Performance (CBP) District.
4. SAR Concord, on behalf of Curry Leaf, requests ADR approval for a new 20 sf non-illuminated wall sign, a new 7 sf window sign and a new 10 sf non-illuminated hanging sign at [6 Pleasant Street](#) in the Central Business Performance (CBP) District.
5. Classic Signs Inc, on behalf of Evolution Realty, LLC, requests ADR approval for a new 80.25 sf internally illuminated wall sign and a new 39.25 sf internally illuminated wall sign at [10 Langdon Ave](#) in the Opportunity Corridor Performance (OCP) District.
6. Spirit Halloween, requests ADR approval for a new 120 sf non-illuminated wall sign at [10 Loudon Road](#) in the Gateway Performance (GWP) District.
7. Ethos Signco, on behalf of Indigo Blues, requests ADR approval for a new 9 sf non-illuminated hanging sign at [70 North Main Street](#) in the Central Business Performance (CBP) District.
8. Victoria Poland, on behalf of Stephen Duprey, requests ADR approval for (6) window signs, including (4) new 2.5 sf signs, (1) new 12 sf sign, and (1) new 8.25 sf sign at [45 South Main Street](#) in the Central Business Performance (CBP) District. (*Variance is pending.*)

Building Permits in Performance Districts

9. Warren Street Architects, on behalf of Delta Dental, requests ADR approval for an amendment to the originally approved Major Site Plan, specifically with regard to building and landscape lighting at [1 Delta Drive](#) in the Institutional (IS) District. (2023-130)
10. Stephens-Marquis Assoc. Inc., on behalf of Mike Chiverton, requests ADR approval for construction of an exterior sign wall, trellis and shade system at [333 Loudon Road](#) in the Gateway Performance (GWP) District. In conjunction with this application, NH Signs, Inc, on behalf of Nouria Energy, requests ADR approval for new internally illuminated panels in an existing pylon sign, and a new 21.2 sf internally illuminated wall sign.
11. Stephens-Marquis Assoc. Inc, on behalf of Mike Chiverton, requests ADR approval for construction of an exterior sign wall, trellis and shade system at [24 Loudon Road](#) located in the Gateway Performance

Next monthly meeting on October 3, 2023

ADR Agenda

(GWP) District. In conjunction with this application, NH Signs, Inc, on behalf of Nouria Energy, requests ADR approval for a new 233 sf internally illuminated panel in an existing pylon sign

Conditional Use Permit Applications

12. Victoria Poland, ADR approval for a Conditional Use Permit to place a new 57.2 sf internally illuminated blade sign between rows of windows, above the top row of windows, or at a height in excess of 25 feet at [45 South Main Street](#), in the Central Business Performance (CBP) District. In conjunction with this application, they are requesting ADR approval to install a Concord Coach Exhibit onto the sidewalk in front of [45 South Main Street](#). (2023-127)
13. Victoria Poland, on behalf of Stephen Duprey, requests ADR approval for a Conditional Use Permit for 2 signs proposed above the top row of windows, or on the wall at a height in excess of 25 feet, including a new 41.8 sf internally illuminated wall sign and a new 69.02 sf internally illuminated wall sign at [70 Constitution Ave](#) in the Opportunity Corridor Performance (OCP) District. In conjunction with this application, the applicant is requesting ADR approval for a 12 sf internally illuminated monument sign. (2023-117)

Site Plan & Subdivision Applications

14. Morrill Mill Pond, LLC, requests an ADR amendment to their previously approved Major Site Plan to allow revisions to the elevations for the proposed restaurant at [8-10 Whitney Road](#) in the Industrial (IN) District. (2022-54)
15. Wilcox & Barton, Inc, on behalf of First Church Holdings, LLC, request ADR approval as part of a Major Site Plan approval for the conversion of a church into 30 residential units and related site improvements at [177 North Main Street](#) in the Urban Commercial (CU) District. (2023-122)
16. Warren Street Architects, on behalf of Catch Housing, requests an ADR amendment to their previously approved Major Site Plan for architectural changes to the existing buildings at 120 Pleasant Street in the Institutional (IS) District. (2022-33)

Other Business

17. Hotel Concord Lighting Update