



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

ARCHITECTURAL DESIGN REVIEW COMMITTEE

April 30, 2024, 8:30 a.m.

City Council Chambers, 37 Green St, Concord, NH 03301

AGENDA

Non-public Session (*The non-public session will be held in the 2nd Floor Conference Room of City Hall at 41 Green St.*)

1. Non-public session for consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present, in accordance with RSA 91-A:3 II(1).

Public Session (*The public session will be held in the City Council Chambers at 37 Green St.*)

2. Call to Order
3. Minutes – Approve [April 2, 2024](#) meeting minutes

Sign Applications

4. Sousa Signs, LLC, on behalf of Salon Centric, requests architectural design review for a new 36.2-square-foot internally illuminated building wall sign at [14 Loudon Rd](#) in the Gateway Performance (GWP) District.
5. Signarama Concord, on behalf of Revive Beauty, requests architectural design review for an existing non-permitted 16-square-foot non-illuminated building wall sign at [230 North Main St](#) in the Urban Commercial (CU) District.
6. Signarama Concord, on behalf of Newbody Wellness, requests architectural design review for an existing non-permitted 13.5-square-foot non-illuminated building wall sign at [1 Merrimack St](#) (Penacook) in the Central Business Performance (CBP) District.
7. NEOPCO Signs, on behalf of Blodgett Supply, requests architectural design review for a new 37.5-square-foot internally illuminated building wall sign at [254 Sheep Davis Rd](#) in the Gateway Performance (GWP) District.
8. Advantage Signs, on behalf of Concord Housing, requests architectural design review for a new 12-square-foot non-illuminated free-standing sign at [23 Green St](#) in the Civic Performance (CVP) District.
9. Angel Galvan, on behalf of The Light Of The World Church, requests architectural design review for an existing non-permitted 12.8-square-foot non-illuminated building wall sign at [328 Village St](#) in the Central Business Performance (CBP) District.

10. Carol Ellis, on behalf of Laborata Studios, requests architectural design review for two existing non-permitted non-illuminated window signs of 14 square feet and 13 square feet at [1 Merrimack St](#) (Penacook) in the Central Business Performance (CBP) District.
11. Gerry Carrier, on behalf of Little River Oriental Rugs, requests architectural design review for four existing non-permitted non-illuminated window signs of 0.95 square feet, 0.67 square feet, 2.64 square feet, and 0.61 square feet at [10 North Main St](#) in the Central Business Performance (CBP) District.
12. Shane Hustus, on behalf of Fox Hardware, requests architectural design review for an existing non-permitted 8.5-square-foot non-illuminated hanging blade sign at [325 Village St](#) in the Central Business Performance (CBP) District.
13. Michael Miller, on behalf of Center Point Church, requests architectural design review for an existing non-permitted 24-square-foot non-illuminated blade sign and two existing non-permitted non-illuminated window door signs of 3 square feet each at [20 North State St](#) in the Central Business Performance (CBP) District.
14. Poyant Signs, on behalf of Dunkin', requests architectural design review for a new 17.16-square-foot internally illuminated building wall sign and a new 10.93-square-foot internally illuminated tenant pylon panel at [1 Whitney Rd](#) in the Gateway Performance (GWP) District.
15. Kevin Rutter, on behalf of Smoking Turtle NH, requests architectural design review for an existing non-permitted 24-square-foot externally illuminated building wall sign at [9 Pleasant St Extension](#) in the Central Business Performance (CBP) District.

Site Plan and Subdivision Applications

16. Scott Donovan and Warrenstreet Architects, Inc., on behalf of Pleasant Street Residences, request an amendment to the major site plan and architectural design review approval for the conversion of an existing two-unit apartment building into a six-unit apartment building to not place window shutters on the exterior of the building. The site is addressed as 120 Pleasant St in the Institutional (IS) District.
 - [Narrative and Post-Construction Photos](#)
 - [Pre-Construction Photos](#)
17. Granite Engineering, LLC, and Brenton Cole, on behalf of Bradcore Holdings, LLC, request architectural design review as part of a major site plan application for an 8,250-square-foot building addition and accompanying circulation and parking improvements at 391 Loudon Rd in the Gateway Performance (GWP) District. (2024-018)
 - [Civil Plans](#)
 - [Architectural Plans](#)
18. Wilcox & Barton, Inc., on behalf of B&L Transmissions, LLC, requests architectural design review as part of a major site plan application for construction of a new automotive repair shop and related site improvements at [388 Loudon Rd](#) in the Gateway Performance (GWP) District. (2023-143)
19. Wilcox & Barton, Inc, on behalf of First Church Holdings, LLC, returns as a courtesy to present further revised graphics for [177 N Main St](#). Note that Planning Board has given approval for architectural design review.
20. Wilcox and Barton, Inc, on behalf of Morrill Mill Pond, LLC, requests architectural design review as part of a major site plan amendment replacing the previously approved retail use with a second complementary restaurant to be generally located where the retail building was proposed with some

modifications to the building footprint, parking, and stormwater management systems at 10 Whitney Rd in the Industrial (IN) District. (2022-54)

- [Civil Plans](#)
- [Architectural Plans](#)

21. Jonathan Devine and TFMoran, Inc., on behalf of ROI Irrevocable Trust and Christine Windler, request architectural design review as part of a major site plan application for the construction of a new bank and associated site improvements. The site is addressed as 16-22 Manchester St (Tax Map 792Z 2) in the Gateway Performance (GWP) District. (2024-023)

- [Civil Plans](#)
- [Architectural Plans](#)

22. Jonathan Devine and TFMoran, Inc., on behalf of ROI Irrevocable Trust and Christine Windler, request architectural design review as part of a major site plan application for the construction of a gas station, convenience store, car wash, and associated site improvements. The site comprises three tax lots addressed as 30 Mancheser St (Tax Map 781Z 30), 32 Manchester St (Tax Map 781A 29), and 33-35 Black Hill Rd (Tax Map 81Z 32) in the Gateway Performance (GWP) District. (2024-024)

- [Civil Plans](#)
- [Architectural Plans](#)

23. NH Land Consultants and NH Sustainable Communities, LLC, on behalf of Thomas Cheney, request architectural design review as part of a major site plan application for an 83-unit condominium development. The site comprises 8.33 acres over four tax lots addressed as 169, 165, 159, and 153 Fisherville Rd in the General Commercial (CG) District. (2023-151)

- [Civil Plans](#)
- [Architectural Plans](#)

Other Business

24. Adjourn

All City of Concord public meetings are accessible for persons with disabilities. Any persons who feel that they may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8595 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.