



AnneMarie Skinner, AICP  
City Planner

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

**ARCHITECTURAL DESIGN REVIEW COMMITTEE**

**November 5, 2024, 8:30 a.m.**

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

**AGENDA**

1. Call to Order
2. Minutes – Approve meeting minutes from [October 1, 2024](#)
3. [Staff Memorandum](#)
4. **Sign Applications**
  - 4.1 Green Bear Signs and Graphic, LLC, on behalf of Luma Massage, requests an architectural design review recommendation to reface an existing 22-square-foot internally illuminated pylon panel sign (SP-0369-2024) and for an existing non-permitted 26.6-square-foot non-illuminated building wall sign (SP-0393-2024) at [341 Loudon Road](#) in the Gateway Performance (GWP) District.
  - 4.2 NEOPCO Signs, on behalf of Bektash Temple A.A.O.N.M.S., requests an architectural design review recommendation for a new 32-square-foot externally illuminated pylon sign (SP-0373-2024) to replace an existing pylon sign at [189 Pembroke Rd](#) in the Gateway Performance (GWP) District.
  - 4.3 Signarama of Concord, on behalf of Oakstream Properties and Keeler Family Realtors, requests an architectural design review recommendation for a new 7.83-square-foot externally illuminated pylon panel sign (SP-0374-2024) to replace an existing pylon tenant panel at [21 Green Street](#) in the Civic Performance (CVP) District. (2024-075)
  - 4.4 Advantage Signs, on behalf of Sulloway & Hollis PLLC, requests an architectural design review recommendation for a new 2.52-square-foot non-illuminated building wall sign (SP-0376-2024) to replace an existing building wall sign at [19 Capitol Street](#) in the Central Business Performance (CBP) District. (2024-071)
  - 4.5 Expose Signs & Graphics, on behalf of John Flatley Company, requests an architectural design review recommendation for a new 26.83-square-foot non-illuminated building wall sign (SP-0378-2024) at [32 South Main Street](#) in the Central Business Performance (CBP) District.
  - 4.6 Spectrum Signs, on behalf of B & L Transmission LLC, requests an architectural design review recommendation for a new 25.67-square-foot non-illuminated window sign (SP-0379-2024) at [92 Manchester Street](#) in the Highway Commercial (CH) District.
    - Recent sign approvals for this site – [October 16, 2024](#)
  - 4.7 Classic Signs Inc., LLC, on behalf of ROI Trust, requests an architectural design review recommendation for a new 78.5-square-foot internally illuminated monument sign (SP-0380-2024) at [16 Manchester Street](#) in the Gateway Performance (GWP) District. (2024-023)

- 4.8 Poyant Signs, on behalf of JS 155 Loudon Road LLC ET AL, requests an architectural design review recommendation for three new internally illuminated building wall signs of 72.87-square-foot (SP-0388-2024), 30.37-square-foot (SP-0390-2024), and 72.87-square-foot (SP-0389-2024), and two internally illuminated pylon panel signs of 35.51-square-foot (SP-0394-2024) and 49.51-square-foot (SP-0391-2024) to replace existing signage at [155 Loudon Road](#) in the Gateway Performance (GWP) District.
- 4.9 Signarama of Concord, on behalf of Who Doesn't Want That?, requests an architectural design review recommendation for five existing non-permitted signs, non-illuminated window or door signs of 1.4-square-foot (SP-0362-2024), 1.3-square-foot (SP-0363-2024), 1.1-square-foot (Sp-0364-2024), 1.0-square-foot (SP-0366-2024), and 1.66-square-foot (SP-0368-2024), at [34 Warren Street, Unit 1](#), located in the Central Business Performance (CBP) District.
- 4.10 Signarama of Concord, on behalf of Cal's Cabinet Depot, requests an architectural design review recommendation for an existing non-permitted 24.94-square-foot non-illuminated building wall sign (SP-0375-2024) and an existing non-permitted 2.8-square-foot non-illuminated door sign (SP-0397-2024) at [254 Sheep Davis Road](#), Building 2, in the Gateway Performance (GWP) District.

## 5. Building Permit Applications

## 6. Site Plan Applications

- 6.1 TFMoran, Inc., on behalf of Interchange Development, LLC, requests an architectural design review recommendation for a full-service restaurant with an outdoor seating area, an attached retail space, and associated site improvements at 10 Merchants Way in the Gateway Performance (GWP) District. (2024-047)
- [2024-047 Civil Plans](#)
  - [2024-047 Architectural Plans](#)
  - [2024-047 Supplemental Material](#)

## 7. Other Business

- 7.1 Review and approve [2025 meeting schedule](#)
- 7.2 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.*

*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.*

*Note: To review meeting agendas, please visit the City's website [www.concordnh.gov](http://www.concordnh.gov) or view agendas posted at City Hall, the Library, or the kiosk at 37 Green St.*