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

**ARCHITECTURAL DESIGN REVIEW COMMITTEE**

**April 1, 2025, 8:30 a.m.**

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

**AGENDA**

- 1. Call to Order**
- 2. Minutes – Approve meeting minutes from [March 4, 2025](#)**
- 3. [Staff Memorandum](#)**
- 4. Sign Applications**
  - 4.1 Darcie Roy Sign Permits, on behalf of Samp 75 Realty LLC, and Verizon, requests an architectural design review recommendation for a 36-square-foot internally illuminated building wall sign (SP-0459-2025) to replace an existing building wall sign, a 35.34-square-foot internally illuminated tenant panel sign (SP-0461-2025) to replace an existing tenant panel, and a 15.27-square-foot sign (SP-0460-2025) to replace an existing tenant panel, at [75 Fort Eddy Rd](#) in the Gateway Performance (GWP) District. (2025-019) (PL-ADR-2025-0068)
  - 4.2 Warrenstreet Architects, Inc., on behalf of Interchange Development, LLC, and Concord Hospital, requests an architectural design review recommendation for a new 81.9-square-foot internally illuminated building wall sign (SP-0469-2025) and a new 13.1-square-foot non-illuminated building wall sign (SP-0473-2025) at [1 Interchange Dr](#) in the Gateway Performance (GWP) District. (2025-021) (PL-ADR-2025-0071)
  - 4.3 Sousa Signs, LLC, on behalf of Life Storage LP, and Extra Space Storage, requests an architectural design review recommendation for a 70.1-square-foot internally illuminated double sided pylon sign (SP-0480-2025) to replace an existing panel on an existing freestanding sign, and a 24-square-foot non-illuminated wall sign (SP-0481-2025) to replace an existing wall sign at [11 Integra Dr](#) in the Industrial (IN) District. (2025-022) (PL-ADR-2025-0072)
  - 4.4 NEOPCO Signs, on behalf of PFP Associates LTD Partnership, and Lead Urgent Care Veterinary Services, requests an architectural design review recommendation for a 20-square-foot internally illuminated hanging wall sign panel (SP-0489-2025) to replace an existing panel on an existing bracket, and a 9-square-foot non-illuminated blade sign (SP-0490-2025) to replace an existing blade sign on an existing bracket at [22 Bridge St](#) in the Opportunity Performance Corridor (OCP) District. (2025-024) (PL-ADR-2025-0073)
  - 4.5 NEOPCO Signs, on behalf of Kenneth Blevens Sr, Kenneth Blevens Jr, and Cantara Concealment, requests an architectural design review recommendation for a new 12-square-foot non-illuminated building wall sign (SP-0491-2025) at [106 B South State St](#) in the Urban Transitional (UT) District. (2025-025) (PL-ADR-2025-0074)
  - 4.6 Signarama Concord, on behalf of Hound LLC, and Sweet Dreamz, requests an architectural design review recommendation for a new 13.33-square-foot non-illuminated building wall sign (SP-0488-2025) at [325 Village St](#) in the Central Business Performance (CBP) District. (2025-029) (PL-ADR-2025-0079)
  - 4.7 NEOPCO Signs, on behalf of CCA North Corp, and Bank of New Hampshire Stage, requests an architectural design review recommendation for two 35-square-foot internally illuminated building wall signs (SP-0494-

2025 and SP-0495-2025), to replace two existing building wall signs at [16 South Main St](#) in the Central Business Performance (CBP) District. (2025-028)

## 5. Building Permit Applications

- 5.1 Warrenstreet Architects, Inc., on behalf of South State Street Residences, requests an architectural design review recommendation for exterior alterations to an existing building at [6 S State St](#), in the Civic Performance (CVP) District. (2025-018) (PL-ADR-2025-0070)

## 6. Site Plan Applications

- 6.1 Northpoint Engineering, LLC, on behalf of Manchester Street Concord Auto, LLC and Manchester Street Concord Auto TIC, LLC, requests an architectural design review recommendation for the expansion of the automobile display area, at 150 Manchester St in the Highway Commercial (CH) District and Industrial (IN) District. (2025-006) (PL-SPR-2025-0039)

- [Civil Plans](#)

- 6.2 Northpoint Engineering, LLC, on behalf of the City of Concord and Hampshire Aviation, LLC, requests an architectural design review recommendation for the construction of a new 11,550-square-foot aircraft hangar at 65 Airport Rd, Lease Area DZ-4, in the Industrial (IN) District and Open Space Residential (RO) District. (2025-014) (PL-SPR-2025-0040)

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

- 6.3 Nobis Group, on behalf of Child & Family Services Realty Corporation and NHSCOT, requests an architectural design review recommendation for conversion of the site to the NHSCOT headquarters, at Tax Map Lot 32Z 59, addressed as 210 Bog Rd, in the Open Space Residential (RO) District. (2025-015) (PL-SPR-2025-0041)

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

- 6.4 TFMoran, on behalf of West Street Keene, LLC, request an architectural design review recommendation for the addition of 1,867 square feet to the existing building at Tax Map Lot 46Z 63, addressed as 313 Loudon Rd, in the Gateway Performance (GWP) District. (2025-033) (PL-SPM-2025-0023)

- [Civil and Architectural Plans](#)
- [Supplemental Material](#)

## 7. Other Business

- 7.1 Any other business which may legally come before the Committee.  
7.2 Adjourn

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*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.*

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